



**CUSHMAN &
WAKEFIELD**



**Pyramid Brokerage
Company**

**235 N Greenbush Road
Troy, NY 12180**



FOR LEASE

**1,622± SF
&
1,693± SF**

**PRIME RETAIL
OPPORTUNITY**

*Click Link For [Aerial](#) Footage

EXCLUSIVE CONTACT

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FOR LEASE

NEWLY RENOVATED FACADE

Property Highlights

- Two suites:
 - Unit 1A, 1,622± SF
 - Unit 2, 1,693± SF
 - Additional 1,004± SF storage space in the rear
- Convenient location with strong visibility and accessibility.
- Spaces are contiguous and could be leased together.
- Available NOW

Demographic	1 Mile	3 Miles	5 Miles
Population	3,428	46,643	161,496
Households	1,393	20,990	72,218
Average H.H. Income	\$118,835	\$98,421	\$91,045
Daytime Employees	3,522	18,938	140,764

Source: ESRI

Traffic Counts

N Greenbush Road 11,989 AADT

Source: NYS DOT

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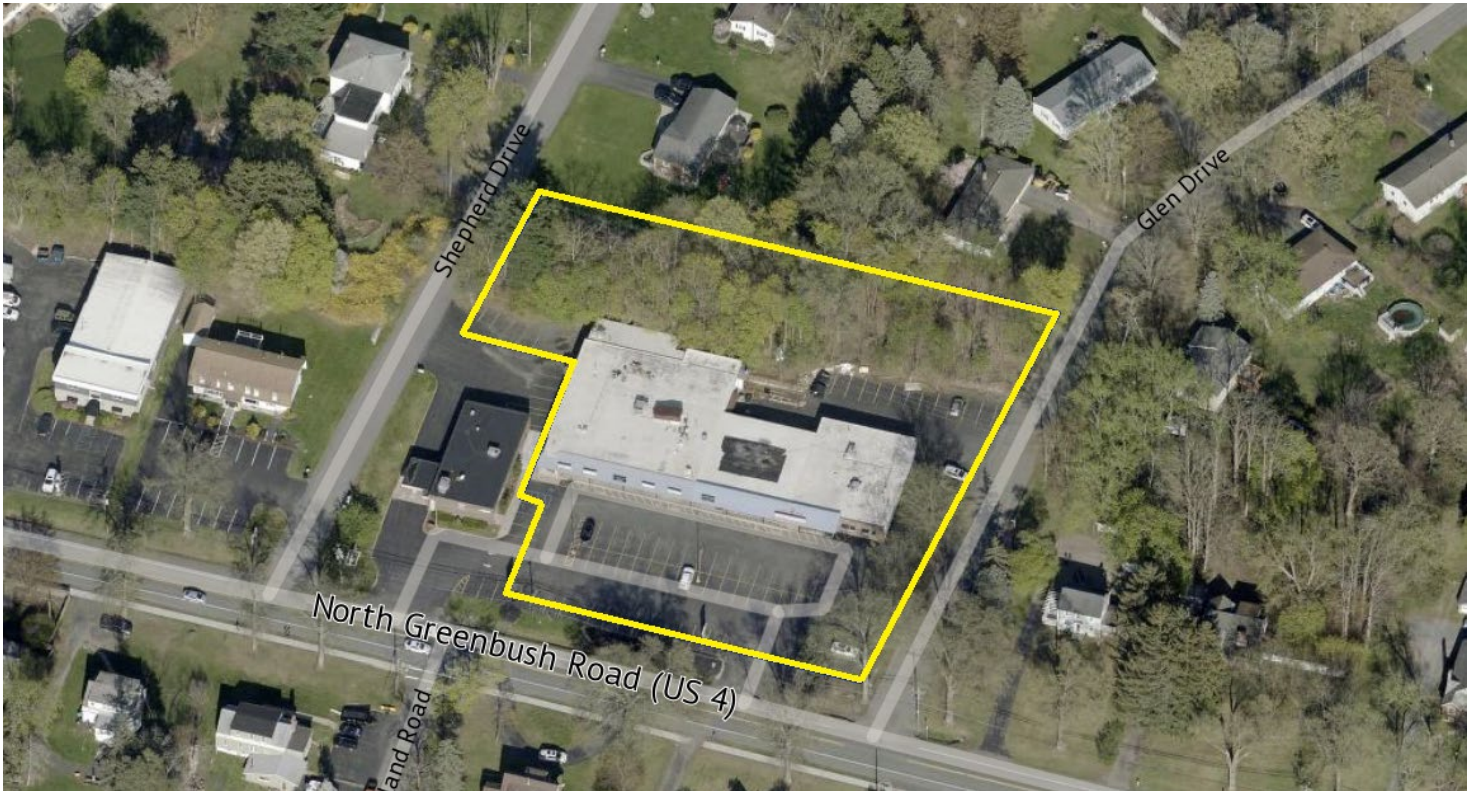


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**235 N Greenbush Road
Troy, NY 12180**



FOR LEASE

Property Highlights

Address	235 N Greenbush Road, Troy, NY 12180	Parking	Ample
Year Built	1964	Retail Position	Inline
Total Building SF	17,500± SF	Occupancy	Multi-Tenant
Available Units	Two (Contiguous)	Zoning	R8
Available SF	Unit 1A: 1,622± SF Unit 2: 1,693± SF Storage: 1,004± SF	Ceiling Height	10'
Land Area	1.82± AC	Floors	Single Story
Tax ID:	123.17-2-1.2/1	Signage	Building/Monument
Renovated	2026	Utilities	Well/Septic

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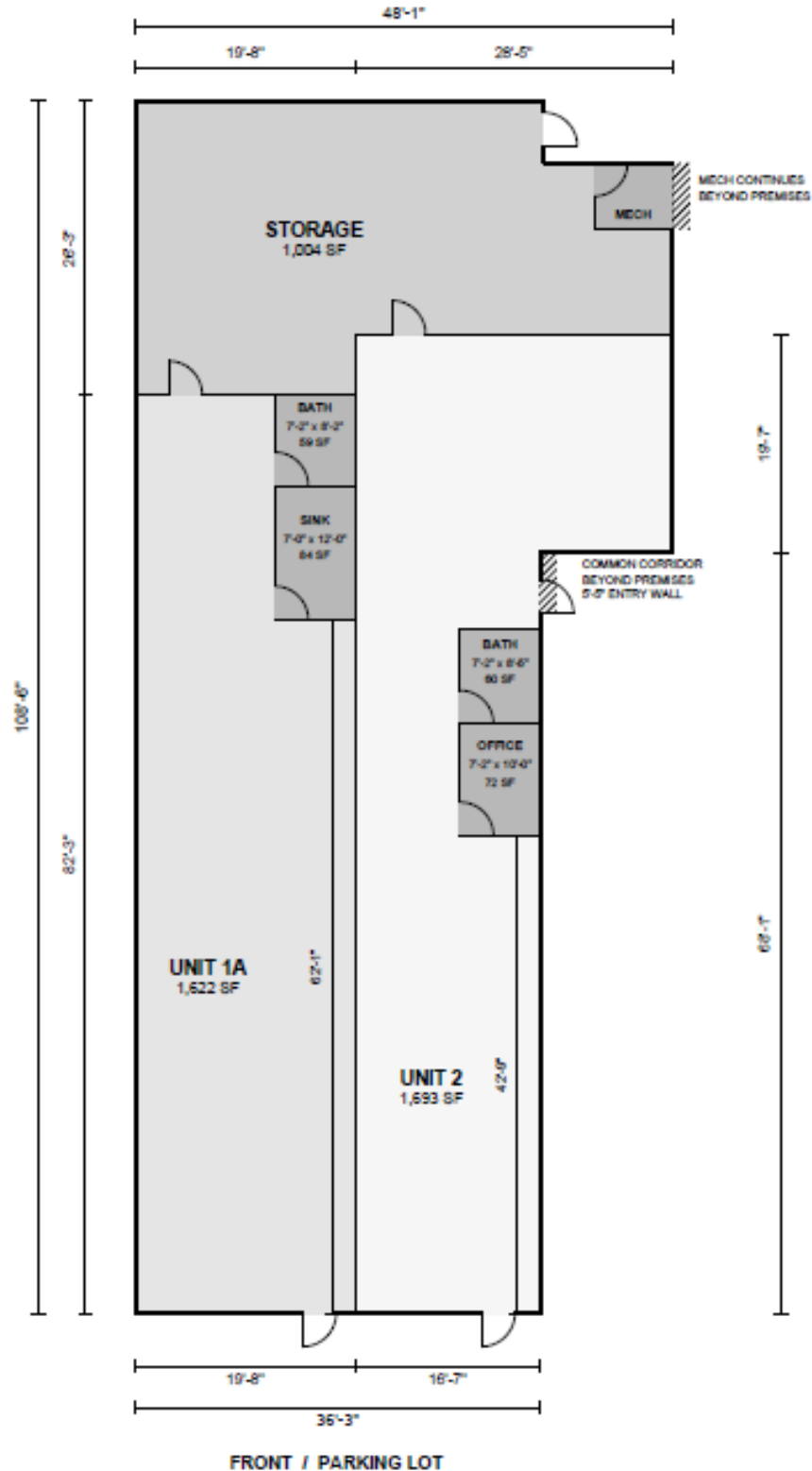


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