



**CUSHMAN &
WAKEFIELD**



**Pyramid Brokerage
Company**

**531 N Greenbush Road
Rensselaer, NY 12144**



FOR LEASE

3,200± SF

EXCLUSIVE CONTACT

Andrew Jackson

Real Estate Salesperson

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Joseph Mahoney

Director of Sales

Associate Real Estate Broker

+1 518 859 2493

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40 British American Blvd

Latham, New York 12110

+1 518 489 9199

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**HIGHLY VISIBLE
RETAIL CORRIDOR**

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FOR LEASE

PREMIER LOCATION

Property Highlights

- Premier opportunity to lease modern space along the growing N Greenbush corridor.
- 3,200± SF
- Suitable for retail, office or flex space seeking excellent visibility on a highly traveled road.
- Join 7-Brew, Splash Car Wash, Nothing Bundt Cakes, AutoZone, The Beauty Lounge and Top-Level Athletics in this highly sought after location.
- Available NOW

Demographic	1 Mile	3 Miles	5 Miles
Population	3,547	31,677	139,500
Households	1,635	14,751	62,846
Average H.H. Income	\$131,222	\$98,835	\$91,252
Daytime Employees	3,905	46,589	130,320

Source: ESRI

Traffic Counts

N Greenbush Road 24,125 AADT

Source: NYS DOT

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Property Highlights

Address	531 N Greenbush Road, Rensselaer, NY 12144	Parking	Ample
Year Built	1971	Retail Position	End Cap
Total Building SF	24,000± SF	Occupancy	Multi-Tenant
Available SF	3,200± SF	Zoning	BN
Tax ID:	144.2-4-8	Ceiling Height	16'
Municipality	North Greenbush	Floors	Single Story
Land Area	3.81± AC	Signage	Building/Monument
Utilities	Well/Septic	Docks/Doors	Two Overhead

***Click Link For [Aerial](#) Footage**

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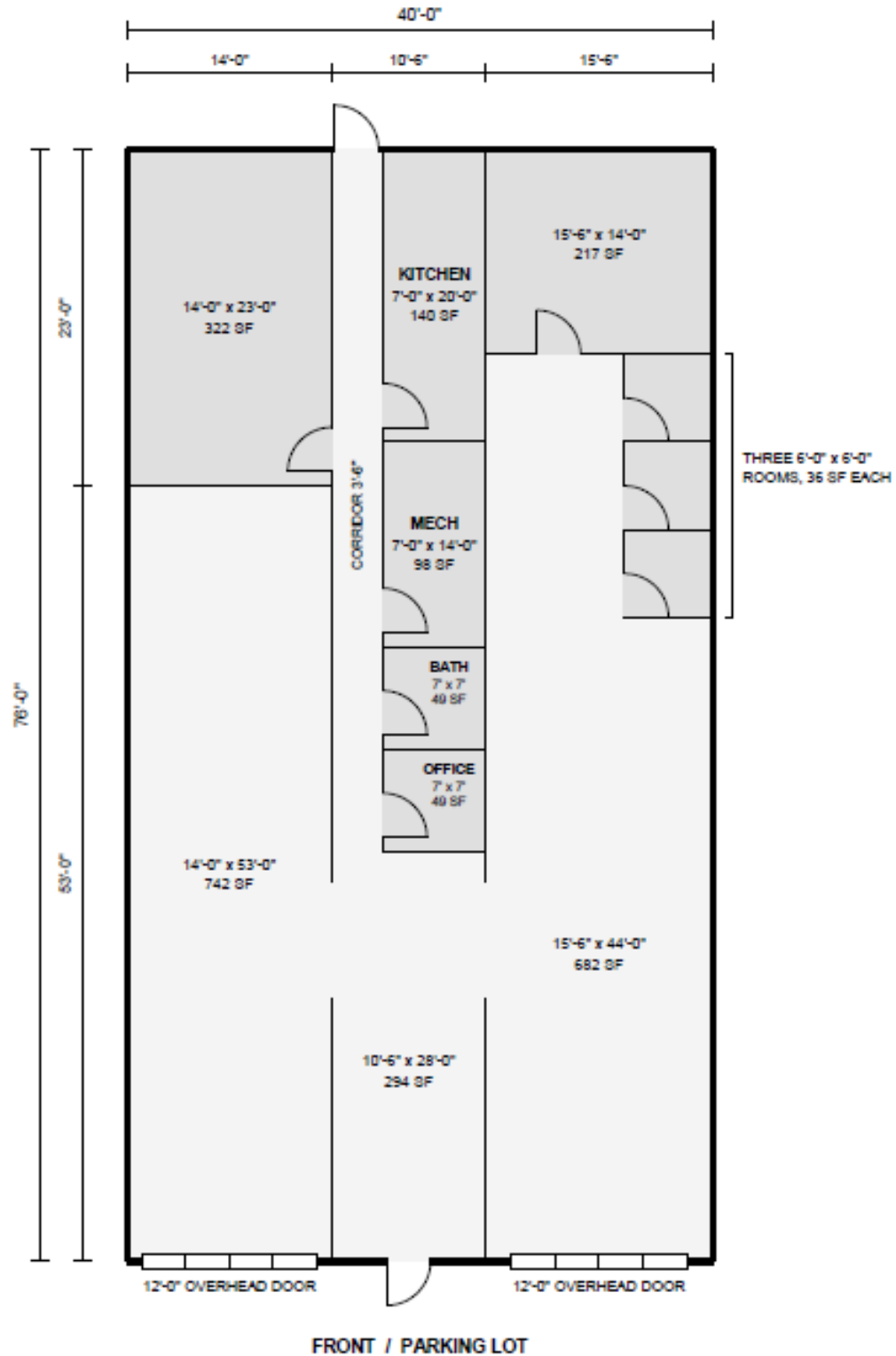


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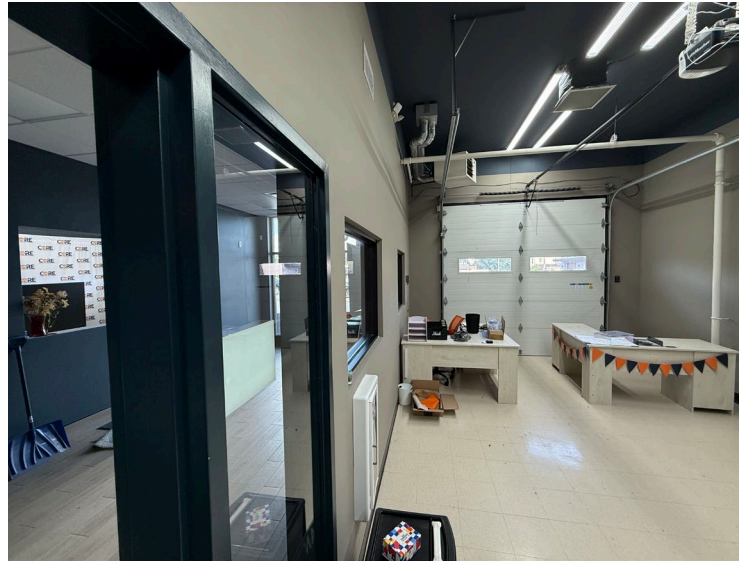
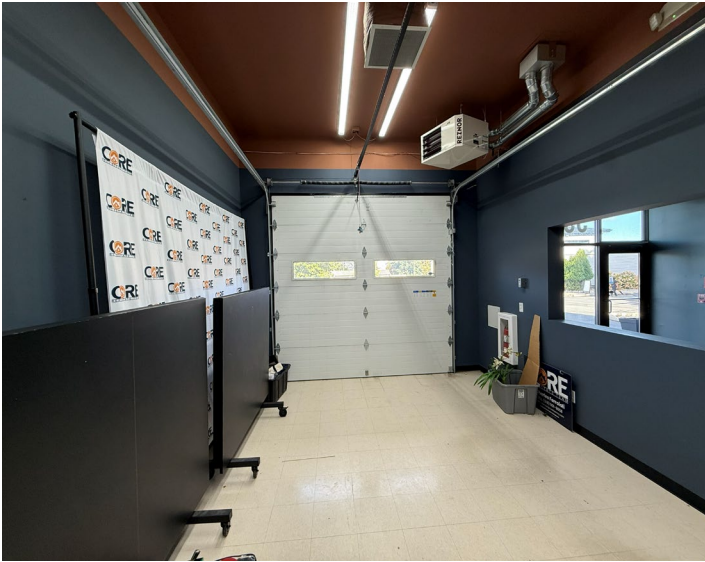


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