

# Available Freestanding Retail Building

## Property Overview

Offered for lease or sale is a ±12,738 SF freestanding retail building on two parcels on Troy Schenectady Road. One parcel is located in the Albany county municipality of Colonie and the other in the Schenectady County municipality of Niskayuna. Available 1/31/25.

|                      |                                    |                              |
|----------------------|------------------------------------|------------------------------|
| Tax ID               | 8.3-1-22.2                         | 62.3-1-25                    |
| 2024 Assessment      | \$746,400                          | \$1,776,000                  |
| Equalization Rate    | 51.0%                              | 79.0%                        |
| 2024 General Tax     | \$6,376.02                         | \$25,320.43                  |
| 2023/2024 School Tax | \$16,435.83                        | \$50,162.71                  |
| Combined Tax         | \$22,811.85                        | \$75,483.14                  |
| Zoning               | COR: Commercial Office Residential | C-N: Neighborhood Commercial |
| Utilities            | Municipal water and sewer          | Municipal water and sewer    |

For Lease at: \$18/SF NNN  
Sale Price: TBD

## Contact Us

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1215 Troy Schenectady Road  
 Colonie | New York 12309

For Sale or Lease

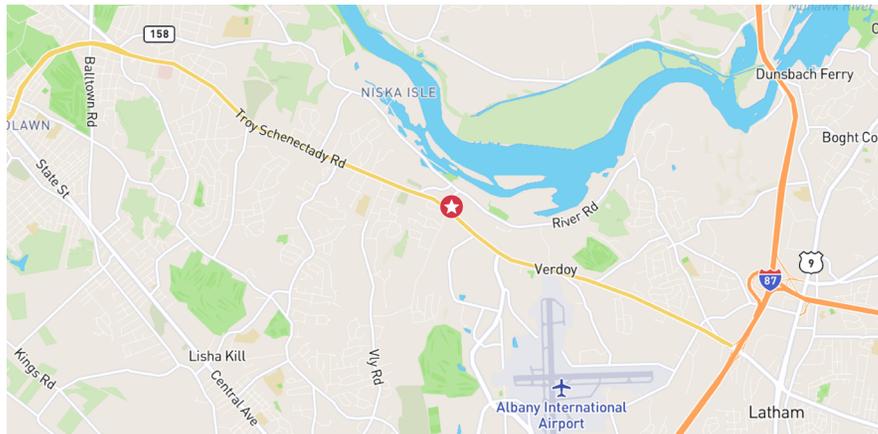
# Retail Building

## Property Details

- + Built in 2005 for Walgreens, currently occupied by subtenant Dollar Tree
- + ±50 Parking Spaces
- + Three separate means of ingress and egress, along two different roads
- + Highly visible corner location at a four-way traffic light
- + AADT Traffic Count at Troy Schenectady Road: 36,218  
 AADT Traffic Count at Rosendale Road: 7,949
- + Proximate to many other commercial users including: Stewart's Shops, Sunoco, Bangkok Kitchen, Northwestern Mutual, Focus Optical, Starbucks, Morgan Stanley, Galleria 7 Market, Inovo Kitchen, Wendy's, Subway, and Dunkin'

## Directions

- + Located: [On Route 7 \(Troy Schenectady Road\), between British American Boulevard and Rosendale Road.](#)



| Area Demographics            | 1 Mile    | 3 Miles   | 5 Miles  |
|------------------------------|-----------|-----------|----------|
| 2023 Population              | 2,327     | 27,083    | 102,413  |
| 2023 Median Household Income | \$122,879 | \$102,870 | \$96,228 |
| 2023 Daytime Population      | 4,884     | 33,404    | 118,411  |
| 2023 Businesses              | 261       | 1,268     | 4,942    |

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