

NAIPlatform

For Lease
The Shoppes at City Station
1226 SF - 8673 SF



City Station East & West - 1520 & 1521 6th Avenue

Troy, New York

Property Features

- Newly constructed retail complex in historic downtown Troy.
- Over 21,000 SF of retail space within eight store fronts available for lease. Demised spaces range from 1,226 SF to 8,673 SF.
- Low lease rate at \$15.00 per SF plus utilities.
- 89 free covered parking spaces dedicated to retail customers and convenient street parking in front of shops.
- Excellent visibility: 12,627 to 14,274 cars daily to retail complex.
- Direct access to 395 RPI graduate and senior undergraduate students living above the shops.
- Ideal location for shops, consumer services, medical and businesses targeting Troy's well-educated abundant millennials, professionals, empty-nesters, students and families.



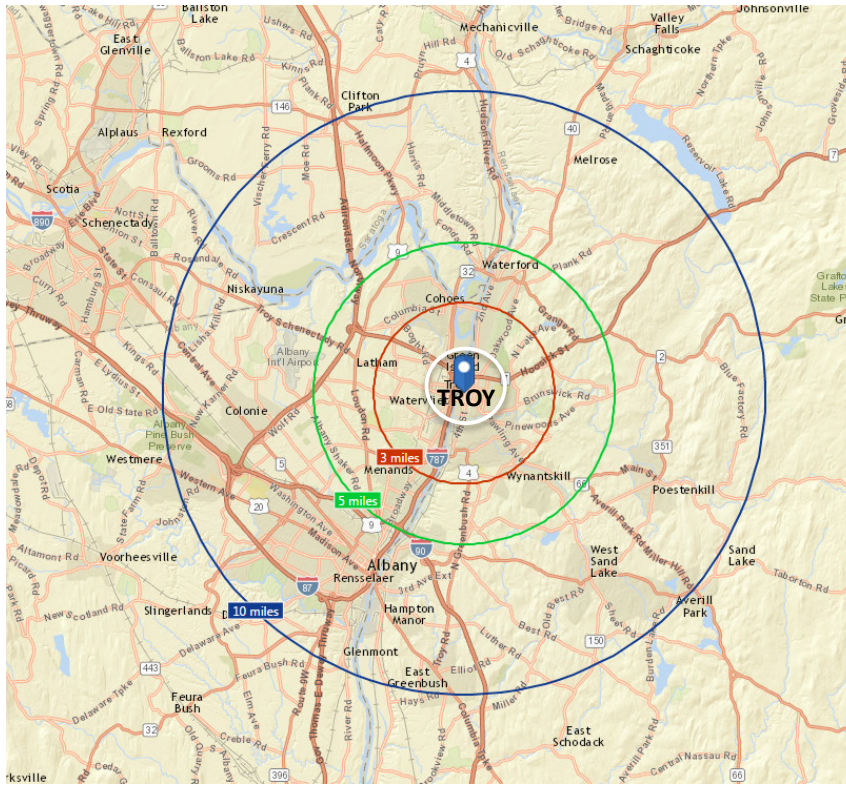
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www.TroyCommercialRealEstate.com

The information contained herein has been given to us by the owner of the property or by other sources we deem reliable; we have no reason to doubt its accuracy, but we do not guarantee it. All information should be verified prior to purchase or lease.

14 Corporate Woods Boulevard, Suite 100
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People are flocking to Troy's hip urban core.



2017 Summary	1 mile	3 mile	5 mile	10 mile
Per Capita Income	\$22,762	\$28,401	\$32,873	\$34,359
Average Household Income	\$49,047	\$63,338	\$74,949	\$80,135
Average Home Value	\$179,542	\$207,519	\$237,707	\$242,143
Median Age	29.2	34.5	38.6	38.6
2017 Population by Age				
Total	23,480	86,818	154,209	394,721
0 - 4	4.6%	5.2%	5.0%	4.8%
5 - 9	4.2%	4.9%	5.0%	5.0%
10 - 14	3.9%	4.7%	5.1%	5.1%
15 - 24	29.9%	20.3%	16.5%	16.7%
25 - 34	15.6%	15.5%	14.1%	14.1%
35 - 44	10.0%	11.5%	11.7%	11.7%
45 - 54	10.1%	11.4%	12.4%	12.6%
55 - 64	9.8%	11.7%	13.1%	13.3%
65 - 74	6.6%	8.1%	9.4%	9.3%
75 - 84	3.7%	4.3%	5.0%	4.7%
85 +	1.7%	2.3%	2.7%	2.6%
18 +	84.8%	82.2%	81.8%	81.9%
2017 Population 25+ by Educational Attainment				
Total	13,474	56,252	105,505	269,982
Less than 9th Grade	5.5%	3.4%	2.9%	2.8%
9th - 12th Grade, No Diploma	7.5%	6.9%	6.5%	5.4%
High School Graduate	25.2%	24.1%	23.0%	22.3%
GED/Alternative Credential	6.7%	5.3%	4.5%	3.8%
Some College, No Degree	17.4%	18.2%	18.1%	17.6%
Associate Degree	12.4%	12.7%	12.5%	11.9%
Bachelor's Degree	16.3%	17.8%	19.0%	20.4%
Graduate/Professional Degree	8.9%	11.6%	13.5%	15.9%

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2017

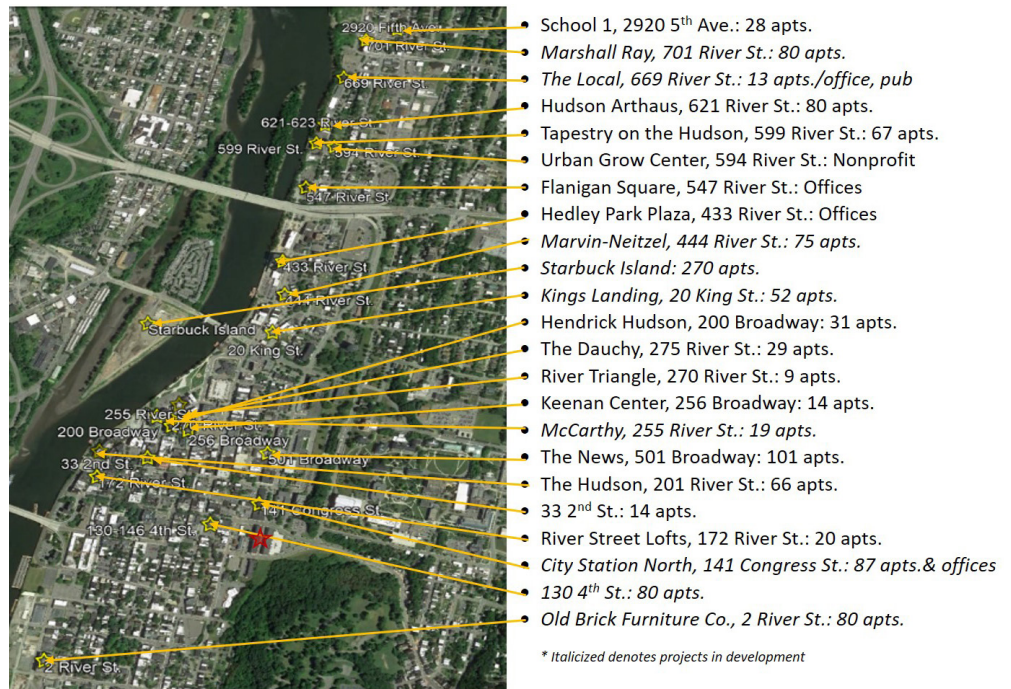
Data Note: Income represents the preceding year, expressed in current dollars. Household income includes wage and salary earnings, interest dividends, net rents, pensions, SSI and welfare payments, child

Current demographics don't show the whole picture.

Troy is having a population surge of upscale residents.

- Professionals
- Millennials
- Empty-nesters
- Families

Within just a few years, more than 1,215 luxury apartments have been created and are in development.

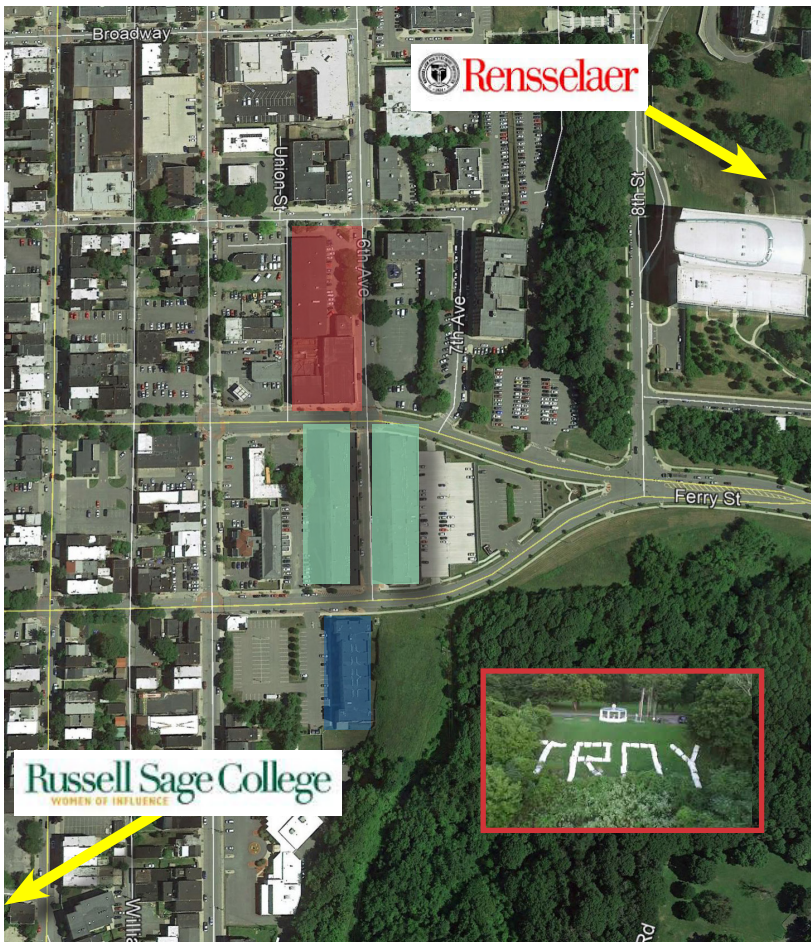
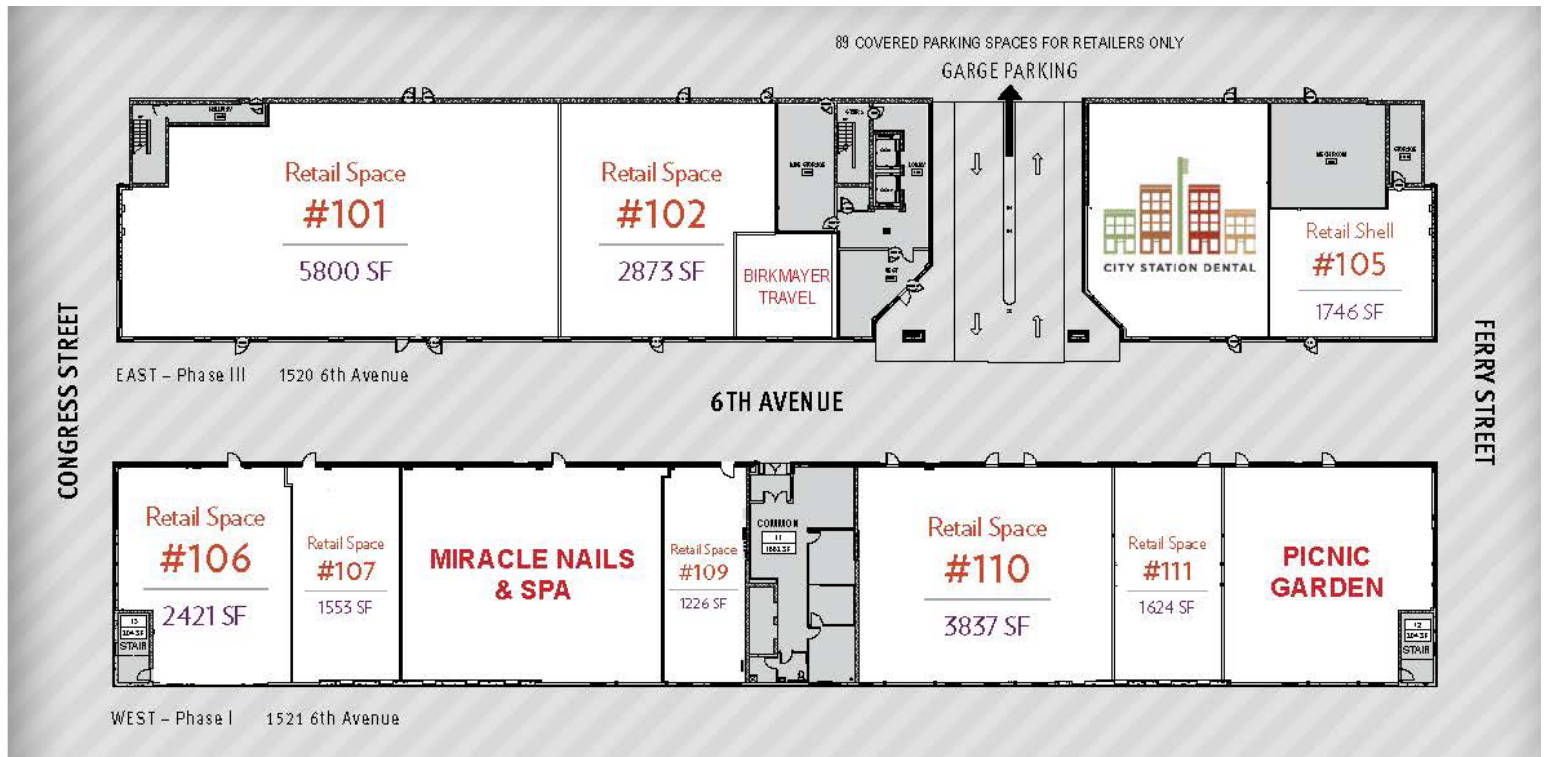


Built and leased = 478
In development = 737
TOTAL = 1,215+

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City Station Site Plan



395 City Station Residents At Your Doorstep

City Station East

RPI Undergraduate Student Residents
- 157 bedrooms

City Station West

RPI Undergraduate Student Residents
- 184 bedrooms

City Station South

RPI Graduate Student Residents
- 52 apartments

City Station North - Coming Soon

- 87 one & two bedroom market rate apartments
- Over 40,000 SF Class A office space
- 89 covered parking spaces

NAI Platform

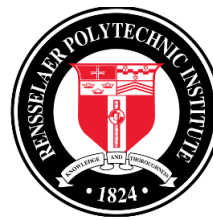
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Troy's Well-Educated Market

Troy's student share of the population is an eye-popping 43.7%.
Albany Business Review

Troy students = 23,000

- RPI: 7,100 students, 2,000 faculty
- Russell Sage: 3,000 students between two campuses
- HVCC: 13,000 students, 650 faculty
- Emma Willard 4-year exclusive prep school, 360 students



The
Sage
Colleges



Emma Willard
SCHOOL

Daily Traffic Counts

12,627 - 14,274 cars per day



City Station East

MLS # 201900123

City Station West

MLS # 201900124

Building Information

Buildings SF:	199,884 SF
Zoning:	Commercial
Parking:	89 Parking Spaces
Ceiling Height:	10 ft.
Stories:	5
Water & Sewer:	Municipal
Heat:	Forced Hot Air
A/C:	Yes
Construction:	Brick
Roof:	Rubber

Directions

Take Rt 787 to Troy Exit 8 for 23rd Street toward Watervliet/Green Island. Take NY-2E 15th Street Bridge (Ferry St.) then a left onto 6th Ave. City Station East is on the right, and West is on the left.

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