



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

Troy, New York 12180

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 5,461 SF.
- Low lease rate starting at \$12.00 per SF NNN 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, restaurants, consumer services, medical and businesses targeting Troy's well-educated abundant millennials, professionals, empty-nesters, students and families.



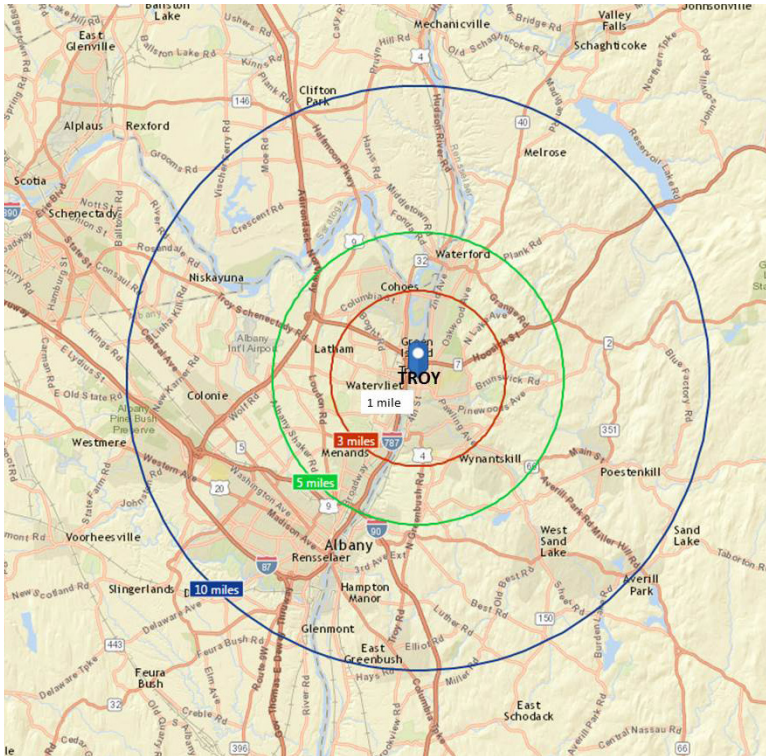
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www.TroyCommercialRealEstate.com

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.



2020 Summary	1 mile	3 miles	5 miles	10 miles
Population	26,912	82,560	144,324	389,236
Per Capita Income	\$22,983	\$29,853	\$34,323	\$35,841
Average Household Income	\$54,592	\$69,130	\$80,446	\$85,018
Average Home Value	\$193,791	\$220,704	\$250,050	\$251,689
Median Age (2020 US median age = 38.3)	29	35.8	39.0	39
Population by Age	1 mile	3 miles	5 miles	10 miles
Total	23,024	87,596	150,662	389,236
0 - 4	4.6%	5.2%	4.9%	4.7%
5 - 9	4.2%	4.8%	4.8%	4.8%
10 - 14	3.9%	4.7%	4.9%	5.0%
15 - 24	30.2%	18.6%	16.3%	16.3%
25 - 34	15.3%	15.6%	14.0%	14.1%
35 - 44	10.0%	12.1%	12.0%	11.9%
45 - 54	9.7%	11.1%	11.7%	11.9%
55 - 64	9.8%	12.0%	13.2%	13.4%
65 - 74	6.8%	8.9%	10.2%	10.1%
75 - 84	3.8%	4.6%	5.3%	5.0%
85 +	1.6%	2.3%	2.7%	2.6%
Population 25+ by Educational Attainment	1 mile	3 miles	5 miles	10 miles
Total	13,159	58,374	103,952	268,993
Less than 9th Grade	4.7%	3.3%	2.7%	2.7%
9th - 12th Grade, No Diploma	7.6%	6.6%	5.8%	5.1%
High School Graduate	22.0%	22.7%	21.5%	20.5%
GED/Alternative Credential	6.8%	5.7%	4.9%	4.0%
Some College, No Degree	17.5%	16.6%	16.4%	16.4%
Associate Degree	11.5%	13.5%	13.4%	11.9%
Bachelor's Degree	19.6%	19.5%	20.3%	21.4%
Graduate/Professional Degree	10.1%	12.1%	15.0%	17.9%

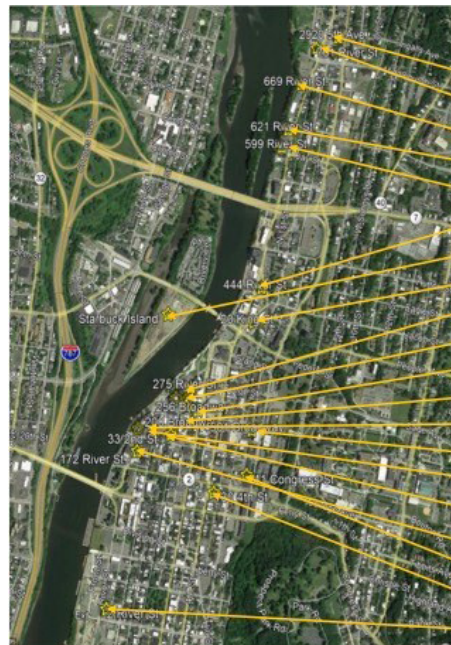
Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2020

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 1,253 luxury apartments have been created and are in development.



- School 1, 2920 5th Ave.: 28 apts.
- *Marshall Ray*, 701 River St.: 80 apts.
- *The Troy Local*, 669 River St.: 13 apts./office, pub
- Hudson Arthaus, 621 River St.: 80 apts.
- Tapestry on the Hudson, 599 River St.: 67 apts.
- Marvin-Neitzel, 444 River St.: 75 apts.
- Starbuck Island: 308 apts.
- Kings Landing, 20 King St.: 52 apts.
- The Dauchy, 275 River St.: 29 apts.
- River Triangle, 270 River St.: 9 apts.
- Keenan Center, 256 Broadway: 14 apts.
- Hendrick Hudson, 200 Broadway: 31 apts.
- McCarthy, 255 River St.: 19 apts.
- The News, 501 Broadway: 101 apts.
- The Hudson, 201 River St.: 66 apts.
- 33 2nd St.: 14 apts.
- River Street Lofts, 172 River St.: 20 apts.
- *City Station North*, 141 Congress St.: offices & 87 apts.
- Vicina, 130 4th St.: 80 apts.
- *Old Brick Furniture Co.*, 2 River St.: 80 apts.

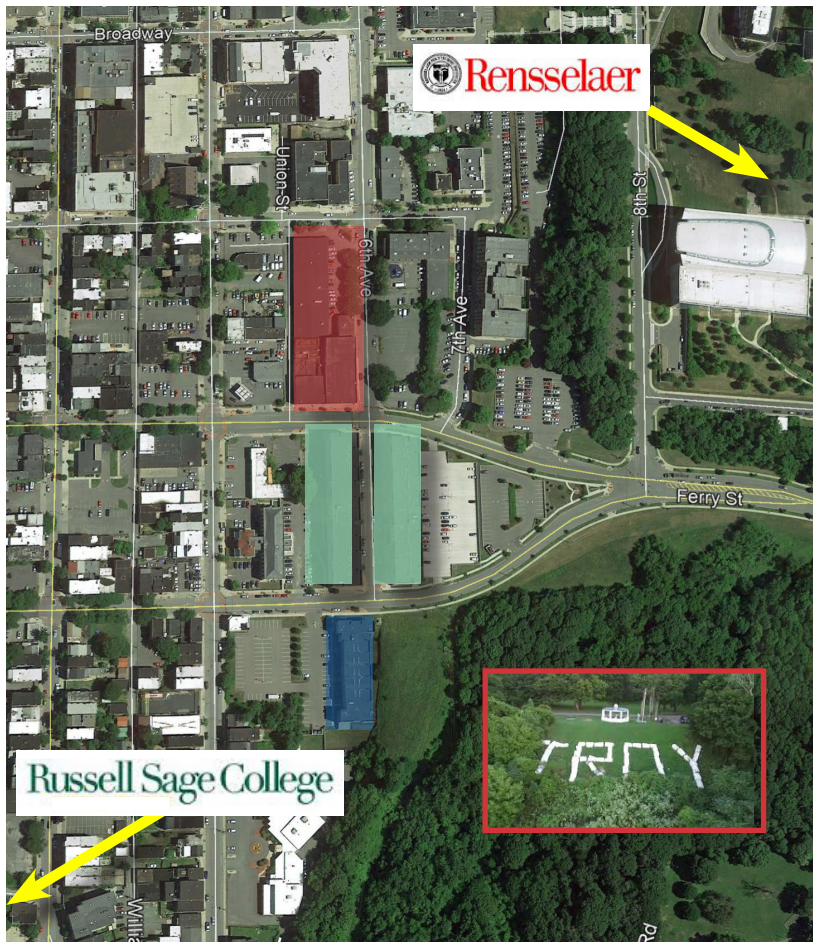
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* Italicized denotes projects in development

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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

Troy's Well-Educated Market

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

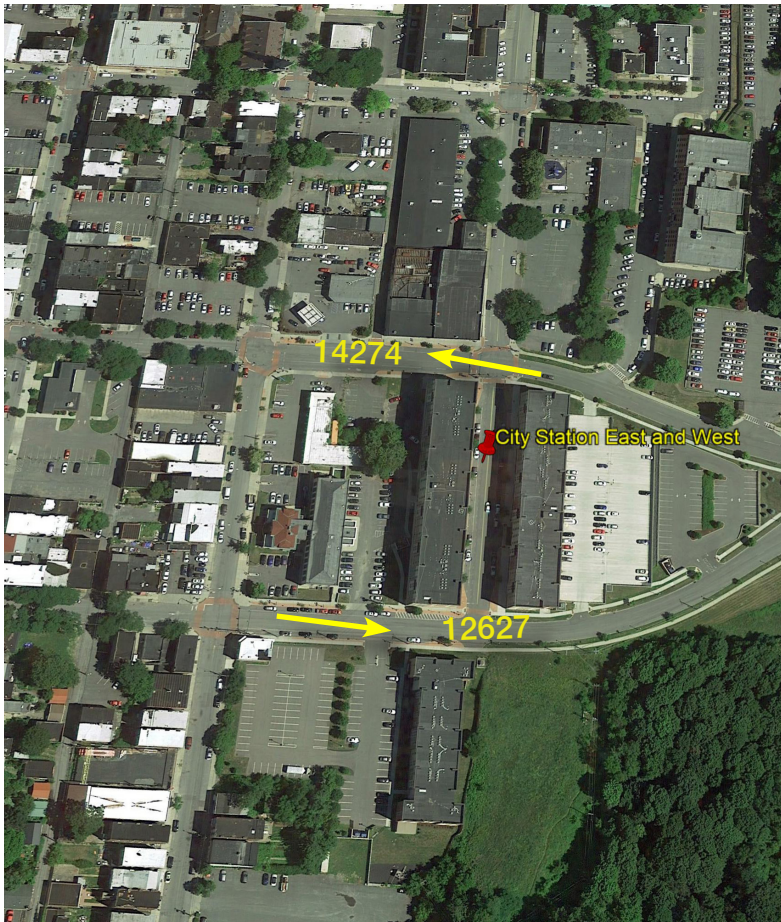
Troy students = 23,000

- 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



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.