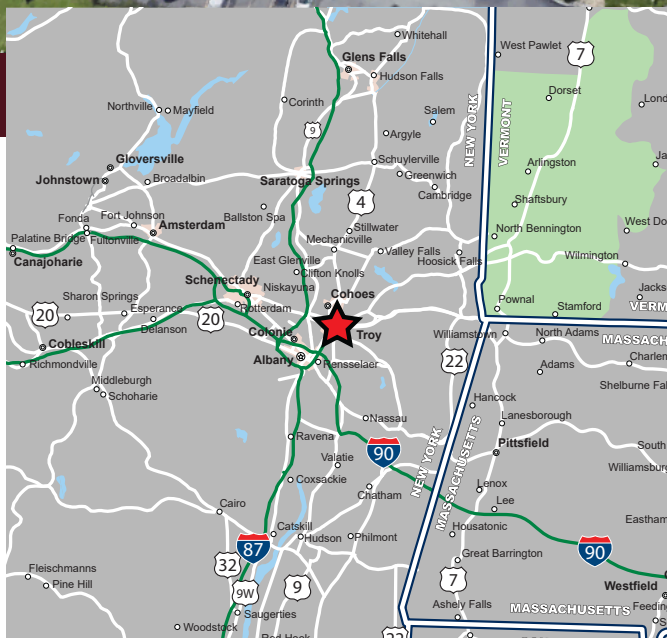


FREESTANDING BUILDING WITH DRIVE-THRU

59 Vandenburg Avenue (Route 4), Troy, New York



AVAILABLE FOR LEASE

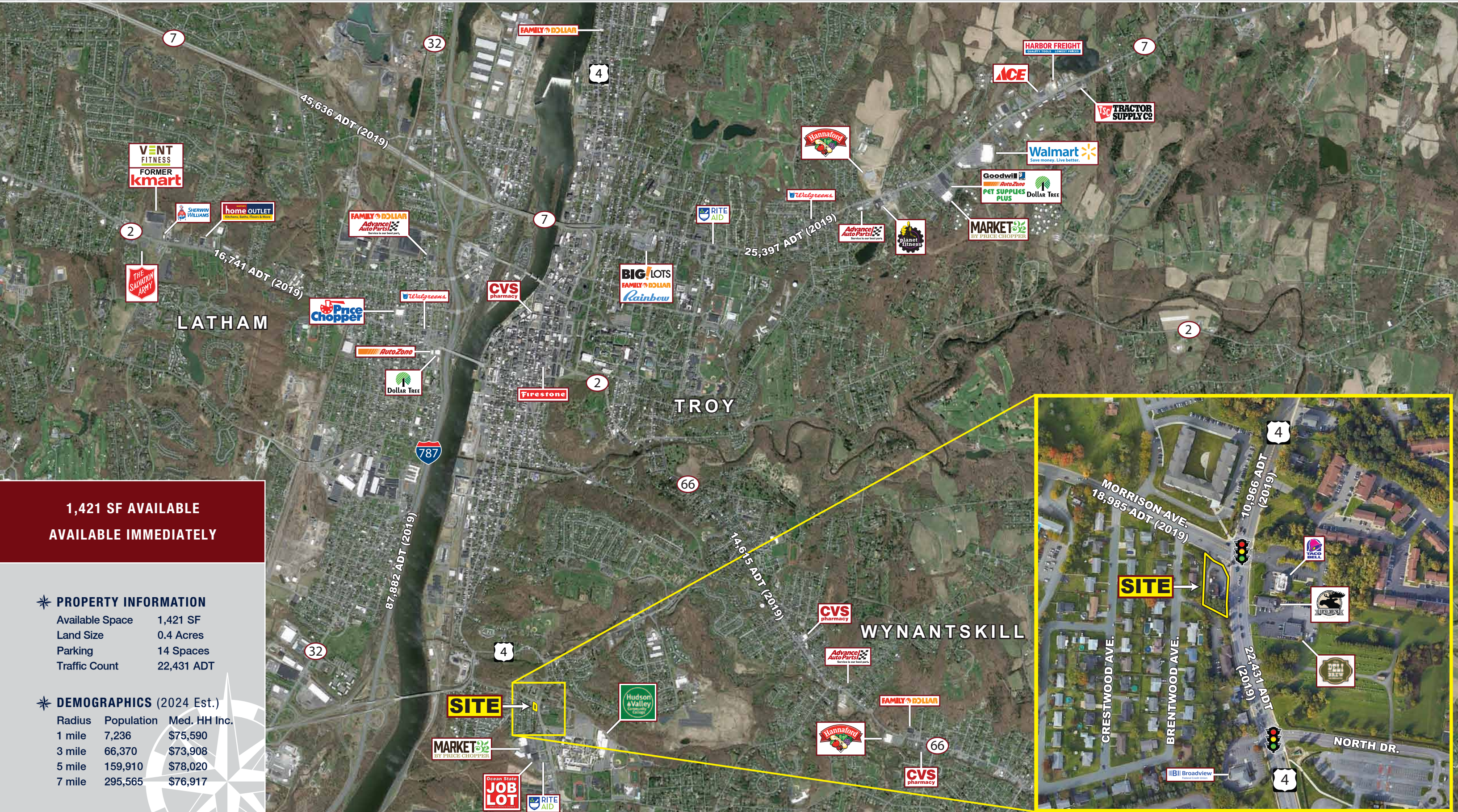
PROPERTY HIGHLIGHTS

- » 1,421 SF Available For Lease
- » Drive-Thru
- » 14 Dedicated Parking Spaces
- » Signalized Intersection
- » Nearby Retailers: Market 32, Starbucks and AT&T



FREESTANDING BUILDING WITH DRIVE-THRU

59 Vandenberg Avenue (Route 4), Troy, New York



**1,421 SF AVAILABLE
AVAILABLE IMMEDIATELY**

PROPERTY INFORMATION

Available Space	1,421 SF
Land Size	0.4 Acres
Parking	14 Spaces
Traffic Count	22,431 ADT

DEMOGRAPHICS (2024 Est.)

Radius	Population	Med. HH Inc.
1 mile	7,236	\$75,590
3 mile	66,370	\$73,908
5 mile	159,910	\$78,020
7 mile	295,565	\$76,917

LATHAM

TROY

WYNANTSKILL

SITE

SITE

MORRISON AVE.
18,985 ADT (2019)

10,966 ADT (2019)

22,431 ADT (2019)

45,636 ADT (2019)

25,397 ADT (2019)

14,615 ADT (2019)

87,862 ADT (2019)

VENT FITNESS
FORMER Kmart

SHERWIN WILLIAMS

home OUTLET

THE SALVATION ARMY

16,741 ADT (2019)

FAMILY DOLLAR
Advance Auto Parts

Price Chopper

Walgreens

AutoZone

Dollar Tree

CVS pharmacy

Firestone

BIG LOTS
FAMILY DOLLAR
Rainbow

RITE AID

Walgreens

Advance Auto Parts

Planet Fitness

MARKET BY PRICE CHOPPER

Goodwill
AutoZone
PET SUPPLIES PLUS

Dollar Tree

Walmart

ACE

HARBOR FREIGHT

TRACTOR SUPPLY CO.

Hannaford

MARKET BY PRICE CHOPPER

Ocean State
JOB LOT

RITE AID

Hudson Valley College

CVS pharmacy

Advance Auto Parts

Hannaford

FAMILY DOLLAR

CVS pharmacy

WALMART

Planet Fitness

DELLI BAKERY

IBBI Broadview

NORTH DR.



Freestanding Building with Drive-Thru - 59 Vandenburg Ave. (Route 4), Troy, NY



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