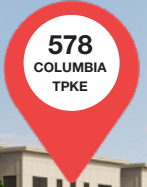


FOR LEASE

1ST FLOOR RETAIL/COMMERCIAL

578-580 COLUMBIA TURNPIKE, EAST GREENBUSH, NY 12061



PROPERTY HIGHLIGHTS

- NEW CONSTRUCTION MIXED USE DEVELOPMENT
- FLEXIBLE CONFIGURATION FROM 1,500 SF AND UP
- VISIBILITY FROM SIGNALIZED INTERSECTION ALONG PREMIER RETAIL CORRIDOR
- SPRING 2023 DELIVERY

Tyler Culberson, SIOR

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**CONTACT LISTING AGENT
FOR MARKET PRICING**

NAIPlatform

14 Corporate Woods Boulevard, Suite 100
Albany, New York USA 12211
518 465 1400 naipatform.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.

FEATURES

578-580 COLUMBIA TURNPIKE, EAST GREENBUSH, NY 12061

NAIPlatform



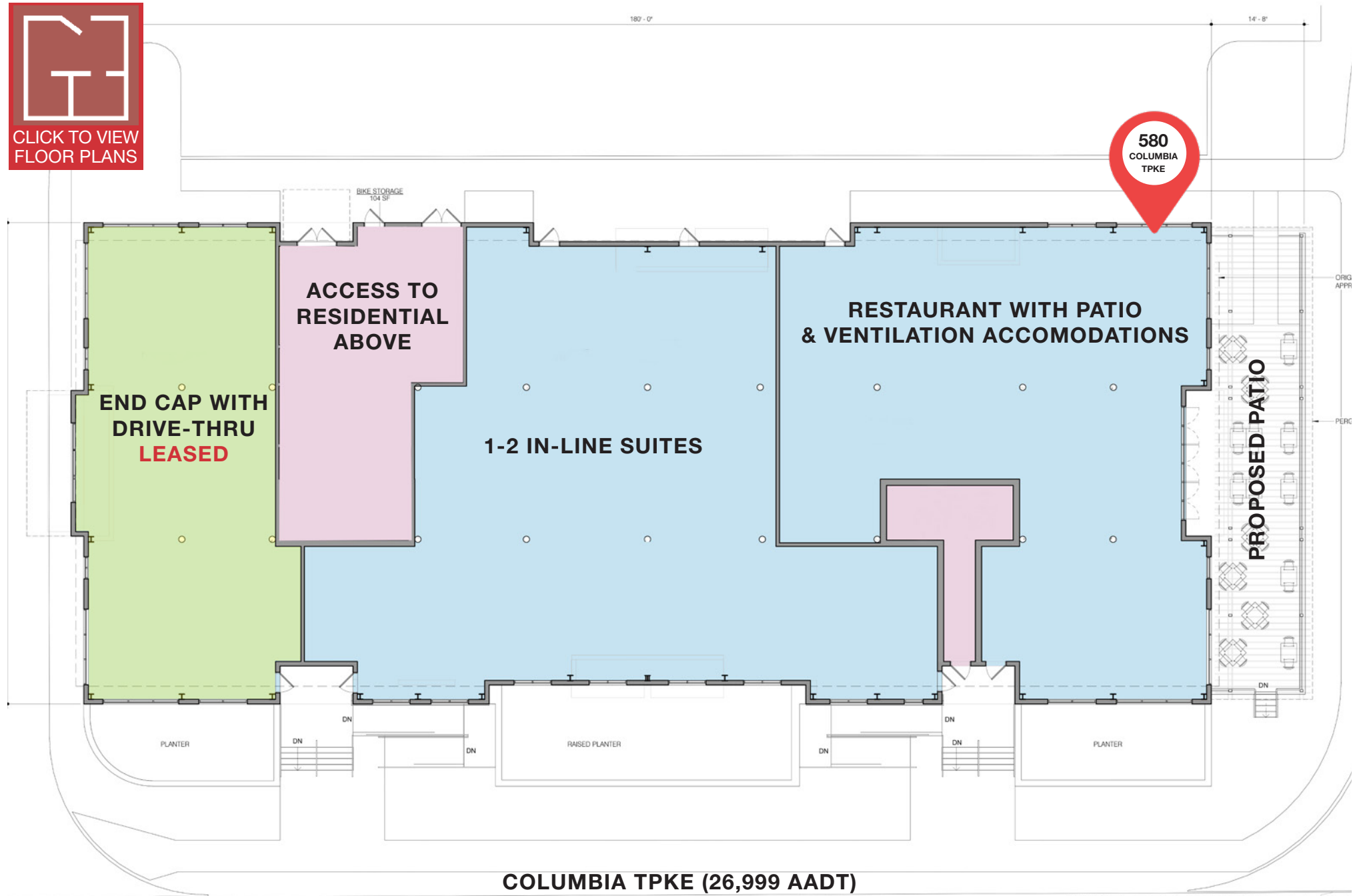
Exciting new construction mixed use development with first floor retail available for lease. Town Center development includes approvals for up to 275 residential units (First Phase 78 units) along with approximately 20,000 SF of first floor commercial space. Located along busy Columbia Turnpike in the heart of East Greenbush and in between Market 32 and Hannaford anchored centers. Flexible configuration for tenants from 1,500 SF and up. Site plan approval includes approval for eastern end-cap drive thru along with western end cap with large patio space.

Building Type	Retail/Commercial	Delivery	Spring 2023	Sprinkler	Wet
Building Size	580 Columbia: 10,852 SF 578 Columbia: 7,980 SF	Lease Rate	Contact Listing Agent	Zoning	PDD
Building Depth	Approx. 75'	Ceiling Height	12' clear	Utilities	National Grid (Gas, Electric)
		Parking Ratio	5:1000	Water and Sewer	Municipal

FLOOR PLAN

578-580 COLUMBIA TURNPIKE, EAST GREENBUSH, NY 12061

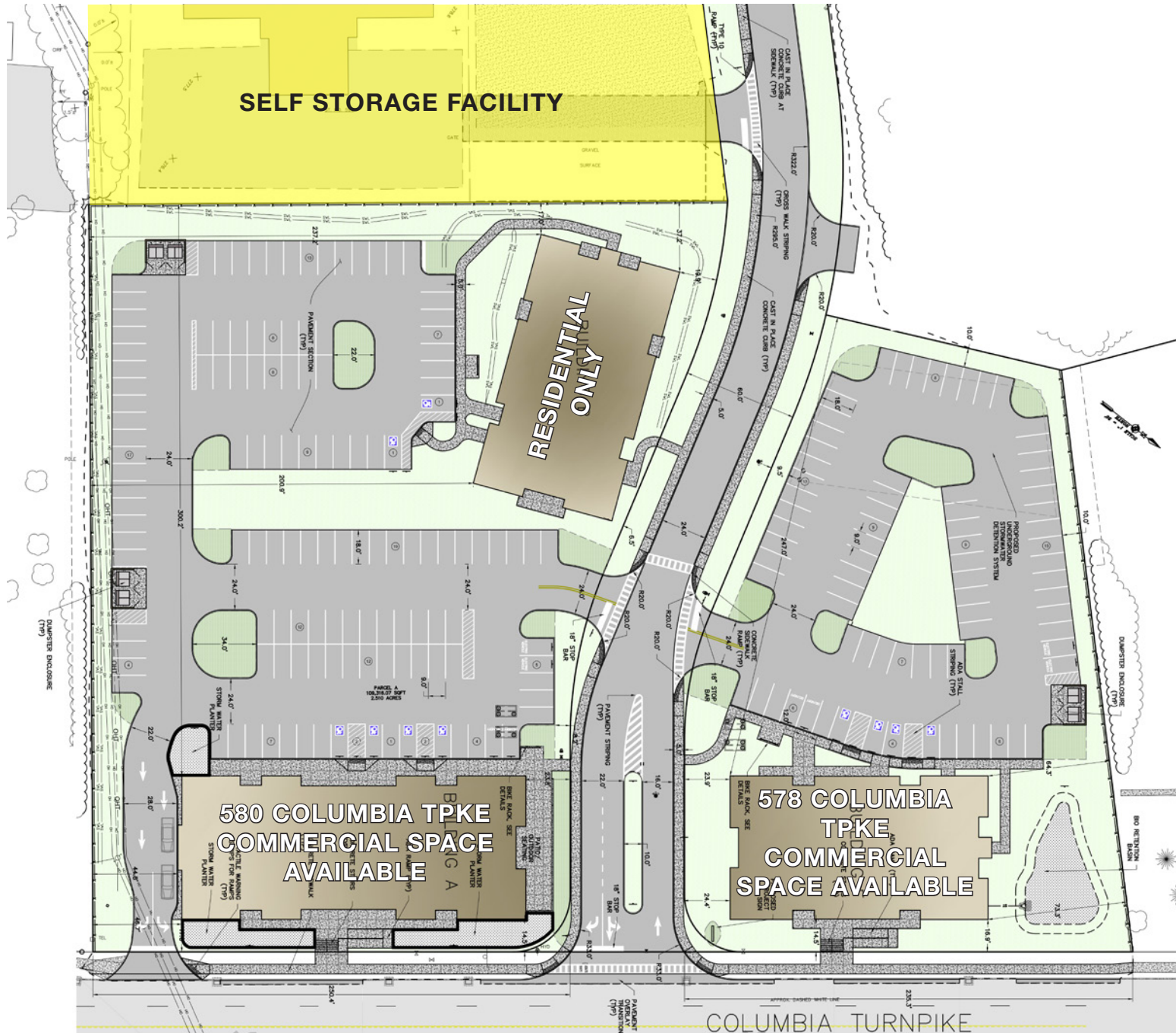
NAIPlatform



SITE PLAN

578-580 COLUMBIA TURNPIKE, EAST GREENBUSH, NY 12061

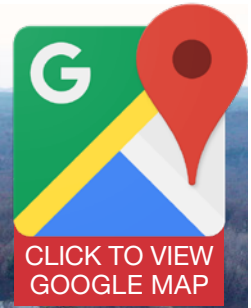
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SITE

578-580 COLUMBIA TURNPIKE, EAST GREENBUSH, NY 12061

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NEARBY RETAILERS

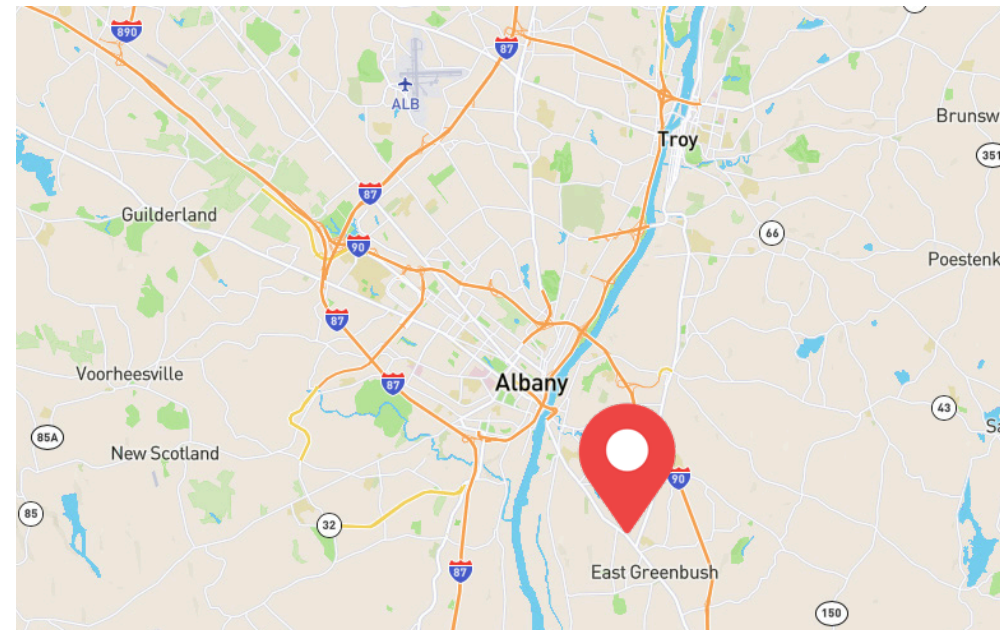
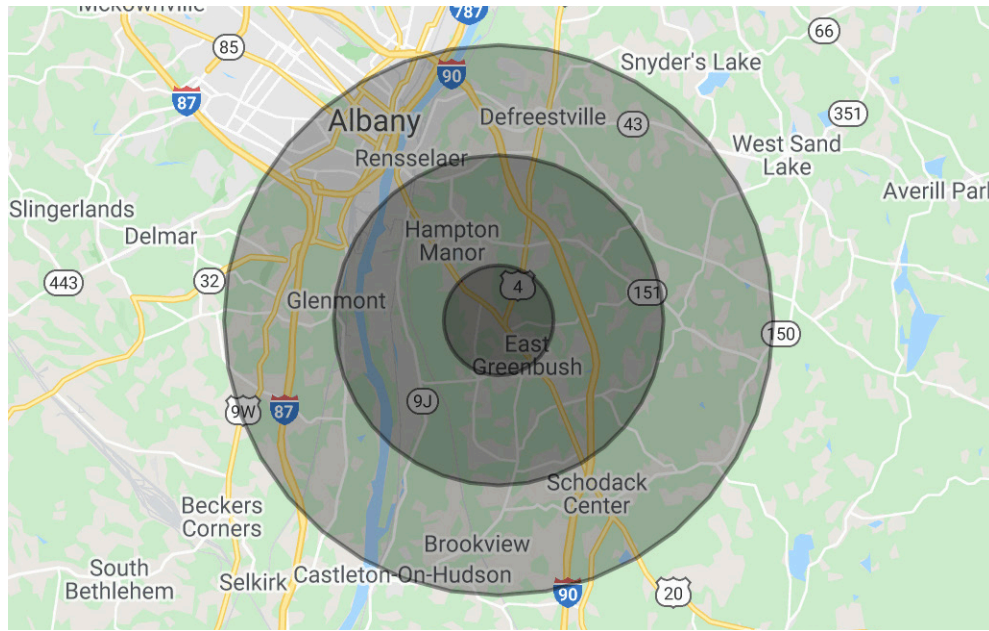
578-580 COLUMBIA TURNPIKE, EAST GREENBUSH, NY 12061



- [Albany-Hudson Electric Trail \(AHET\)](#): The recently completed 35 mile multi-use bicycling and pedestrian trail stretches from Hudson, NY to Rensselaer, NY.

LOCATION

578-580 COLUMBIA TURNPIKE, EAST GREENBUSH, NY 12061



DEMOGRAPHICS	1 mi.	3 mi.	5 mi.
Population	4,020	18,626	73,836
Households	1,653	7,615	31,772
Average HH Income	\$117,922	\$103,333	\$80,860
Total Businesses	207	801	3,746
Total Employees	3,516	12,578	88,592

Source: ESRI, 2019

TRAFFIC COUNTS

Columbia Turnpike & Troy Road	26,999 AADT
Troy Road & Columbia Turnpike	15,400 AADT

Source: NYS DOT, 2019

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Uniquely Positioned. Powerfully Connected. Fully Dedicated. NAI Platform is a multifaceted company with a full service commercial real estate brokerage, a commercial property management team, and extensive experience in development and ownership of commercial property. As a result, we are uniquely positioned to bring our clients unparalleled value across all aspects of commercial real estate.