

**FOR
LEASE**

2317 BALLTOWN ROAD

NISKAYUNA, NY 12309



- **1,169SF SECOND FLOOR PROFESSIONAL STUDIO SUITE**
- CONVENIENTLY LOCATED, CORNER OF BALLTOWN RD & RIVER RD
- MINUTES FROM I-87 NORTHWAY AND ROUTE 7
- AMPLE SURFACE PRIVATE PARKING
- RECENTLY RENOVATED COMMON AREAS AND RESTROOMS
- GENEROUS FIT-UP ALLOWANCE INCLUDED IN BASE RENT

AVAILABLE FOR LEASE

\$20.00 PSF
\$1,948 Month

PLUS UTILITIES AND JANITORIAL

FOR MORE
INFORMATION
PLEASE
CONTACT

THOMAS A. MILLER
NYS Licensed Associate Real Estate Broker
(518) 462-7491 x 210 office
(518) 495-1000 mobile
Tommy@CarrowRealEstate.com



Adding Value Through Professional Real Estate Services

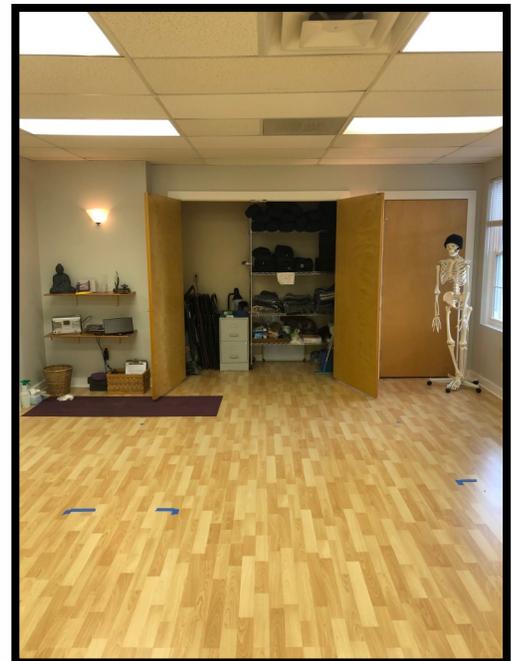
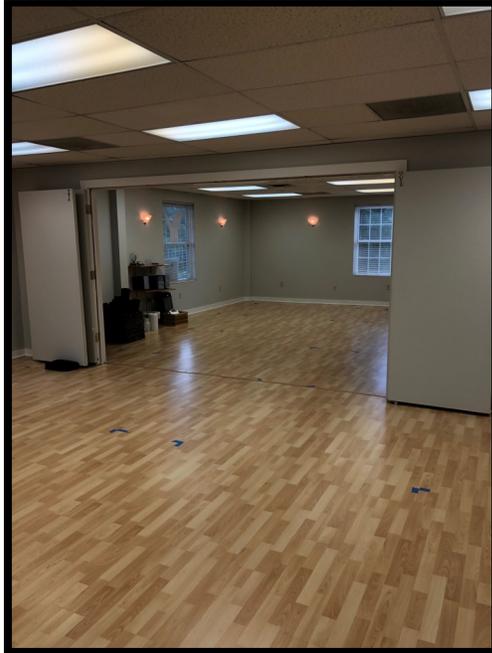
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PHOTOS



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PARKING
LOT



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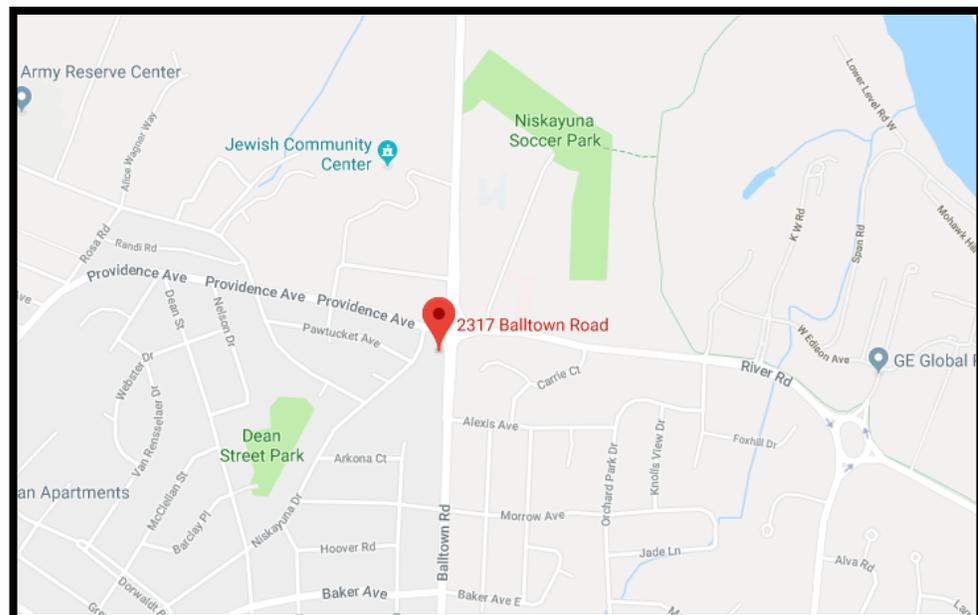
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DEMOGRAPHICS

Population	1 Mile	3 Mile	5 Mile
2018 Total Population:	8,165	60,501	141,406
2023 Population:	8,214	60,267	141,159
Pop Growth 2018-2023:	0.60%	(0.39%)	(0.17%)
Average Age:	40.40	37.90	39.50
Households			
2018 Total Households:	3,610	24,021	57,056
HH Growth 2018-2023:	0.78%	(0.33%)	(0.16%)
Median Household Inc:	\$79,837	\$54,390	\$59,756
Avg Household Size:	2.20	2.40	2.40
2018 Avg HH Vehicles:	2.00	1.00	2.00
Housing			
Median Home Value:	\$217,231	\$178,794	\$173,494
Median Year Built:	1957	1948	1950

LOCATION



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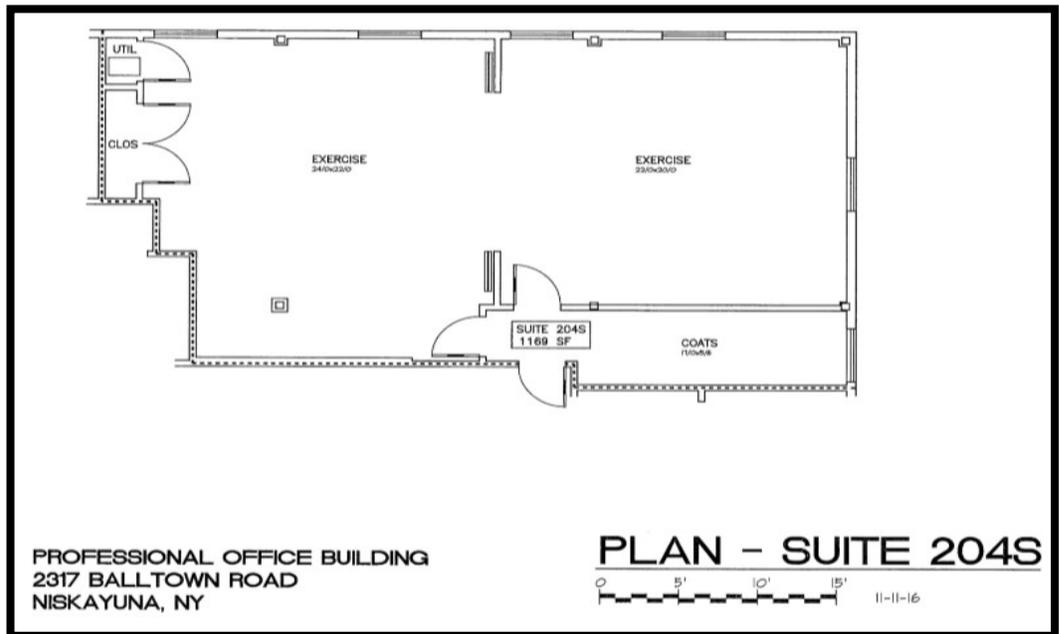
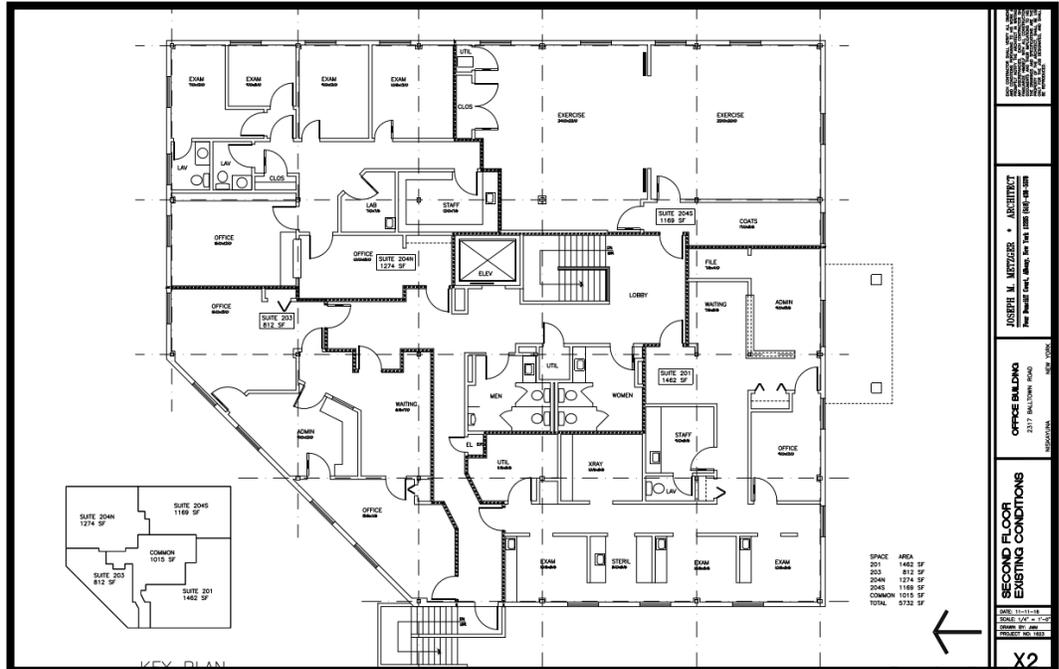
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FLOOR PLANS



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