

**FOR  
LEASE**

**539 PAWLING AVE.**

TROY, NEW YORK



## **PRIME RETAIL OPPORTUNITY**

**+/-1,600 SF RETAIL SPACE**

FORMER MR. SUBB

FOOD SERVICE BUILD OUT, INCLUDES FREEZER & WALK  
-IN COOLER

EXCELLENT VISIBILITY AND EXPOSURE

LOCATED IN PROMINENT SHOPPING PLAZA WITH  
STRONG CO TENANTS

1.14 ACRES

+/-14,883 CARS PASSING BY EVERY DAY

FOR MORE  
INFORMATION  
PLEASE  
CONTACT

**KYLE J. BRADLEY, CPA**  
NYS Licensed Real Estate Salesperson  
(845) 325-1568 mobile  
kbradley@CarrowRealEstate.com

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**\$13.00 NNN PSF (\$1,735 / MONTH)**  
**NET CHARGES ARE ESTIMATED AT \$5.50 PSF**



Adding Value Through Professional Real Estate Services

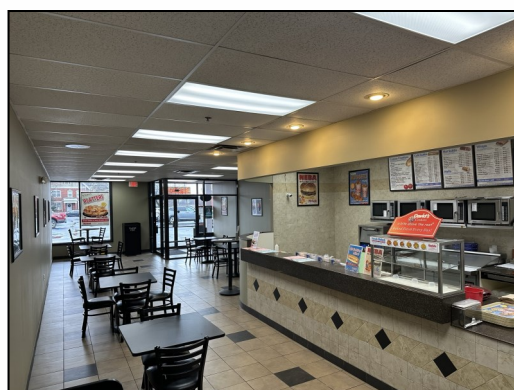
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readers are advised to investigate and verify same prior to entering into a transaction.

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## PHOTOS



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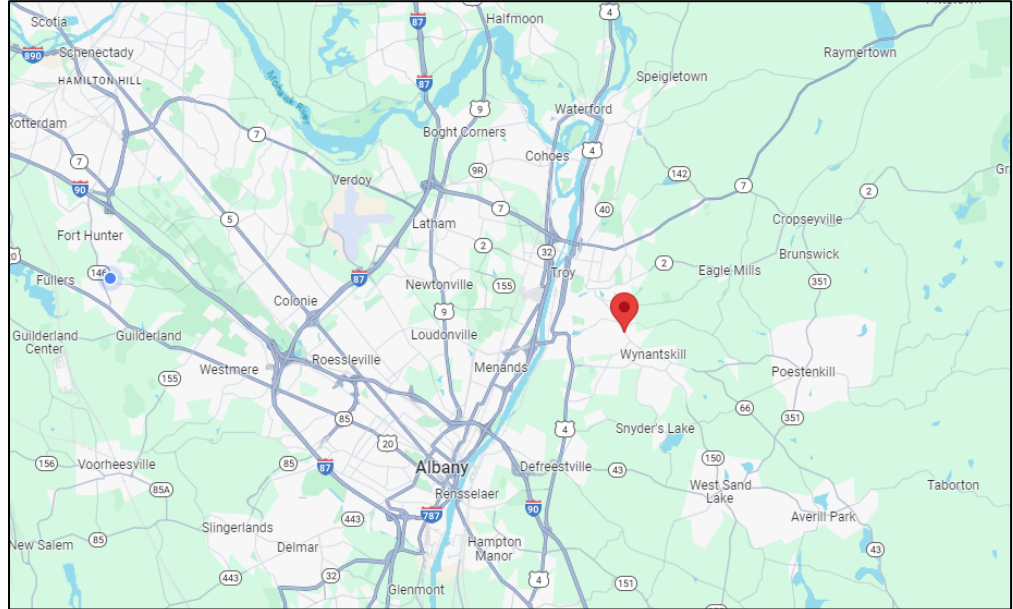


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## LOCATION



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## DEMOGRAPHICS

### Population

	2 mile	5 mile	10 mile
2010 Population	26,527	112,137	348,953
2023 Population	26,054	118,584	359,673

### Households

	2 mile	5 mile	10 mile
2010 Households	10,399	46,664	145,156
2023 Households	10,088	49,521	149,860

### Housing

	2 mile	5 mile	10 mile
Median Home Value	\$175,296	\$193,280	\$221,970
Median Year Built	1950	1955	1957

### Income

	2 mile	5 mile	10 mile
Avg Household Income	\$82,563	\$79,978	\$86,048
Median Household Income	\$66,992	\$61,220	\$67,282

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