

**FOR  
LEASE**

# 2317 BALLTOWN ROAD

NISKAYUNA, NY 12309

**1,120 SF FIRST FLOOR OFFICE SUITE**



- **1,120 SF FIRST FLOOR PROFESSIONAL OFFICE SUITE**
- CONVENIENTLY LOCATED, CORNER OF BALLTOWN RD & RIVER RD
- MINUTES FROM I-87 NORTHWAY AND ROUTE 7
- AMPLE PARKING
- PRIVATE IN-SUITE RESTROOMS AND KITCHENETTE
- RECENTLY RENOVATED COMMON AREAS AND RESTROOMS
- WILL BUILD-TO-SUIT

**AVAILABLE FOR LEASE**

**\$20.00 PSF**

**\$1,866/ 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

the information herein has not been verified, and is provided without warranty unless otherwise guaranteed in writing.  
readers are advised to investigate and verify same prior to entering into a transaction.

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PHOTOS



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## NISKAYUNA, NY 12309

### 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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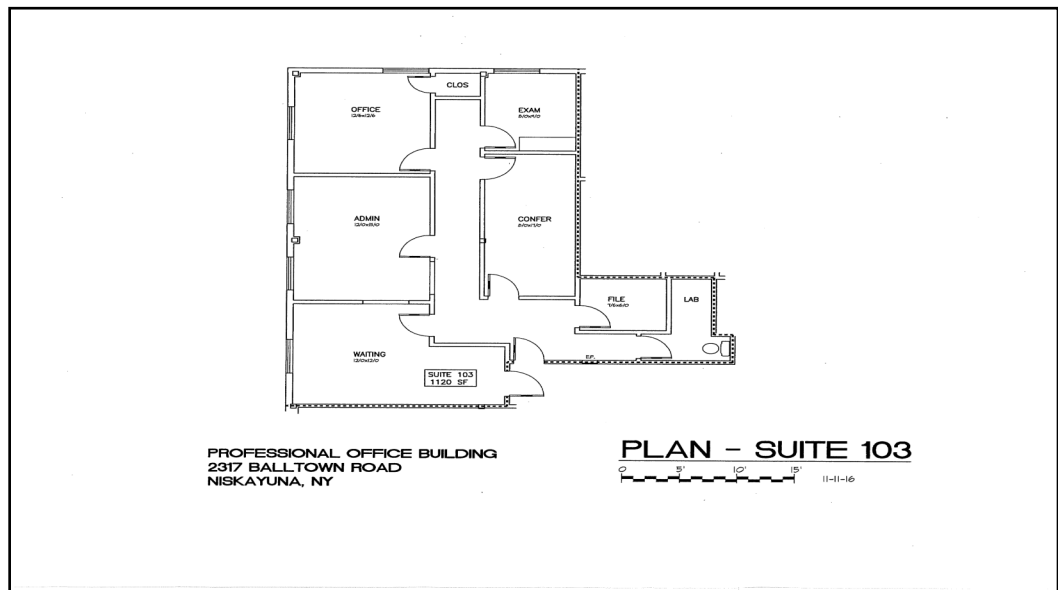
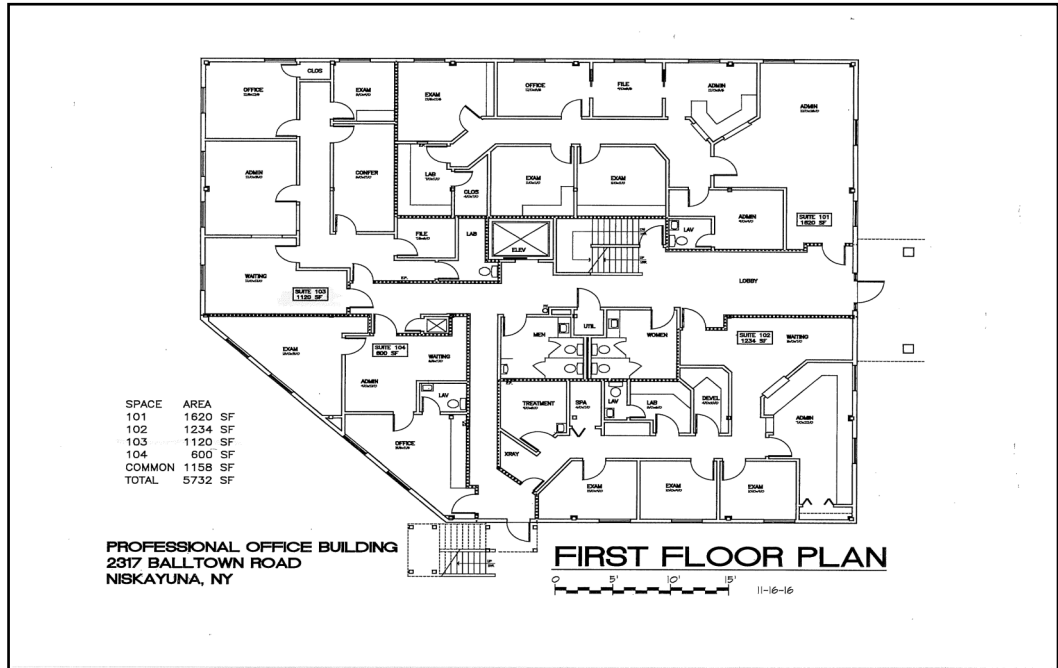
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## FLOOR PLANS



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