



NORTH GREENBUSH, NY

# 16 NORTH

UP TO 2,665 - 3,500 SF AVAILABLE | MIXED USE PROJECT



# PROJECT DETAILS

16 NORTH • 2,665 - 3,500 SF AVAILABLE • MIXED USE PROJECT

## PROPERTY HIGHLIGHTS

Mixed-use project focused on health & wellness, with a strong blend of national and local tenants.

Located on Route 4, across the street from Hudson Valley Community College.

Access at signalized intersection and through the adjacent V Square project.

## TRAFFIC COUNTS

21,707 Route 4 ADT '24

## AVAILABLE SPACES

- 1) 2,665 sf - Street Level - Fully built-out former salon.
- 2) 3,500 sf - 2nd Story - Fully built-out former office.

## RENTS

- 1) \$25.00 psf NNN
- 2) \$20.00 psf NNN

## NNN

\$4.50 psf

## CO-TENANTS

Panera Bread, Yoga Cure, The Green Room Physical Therapy, The Face Space, and more.

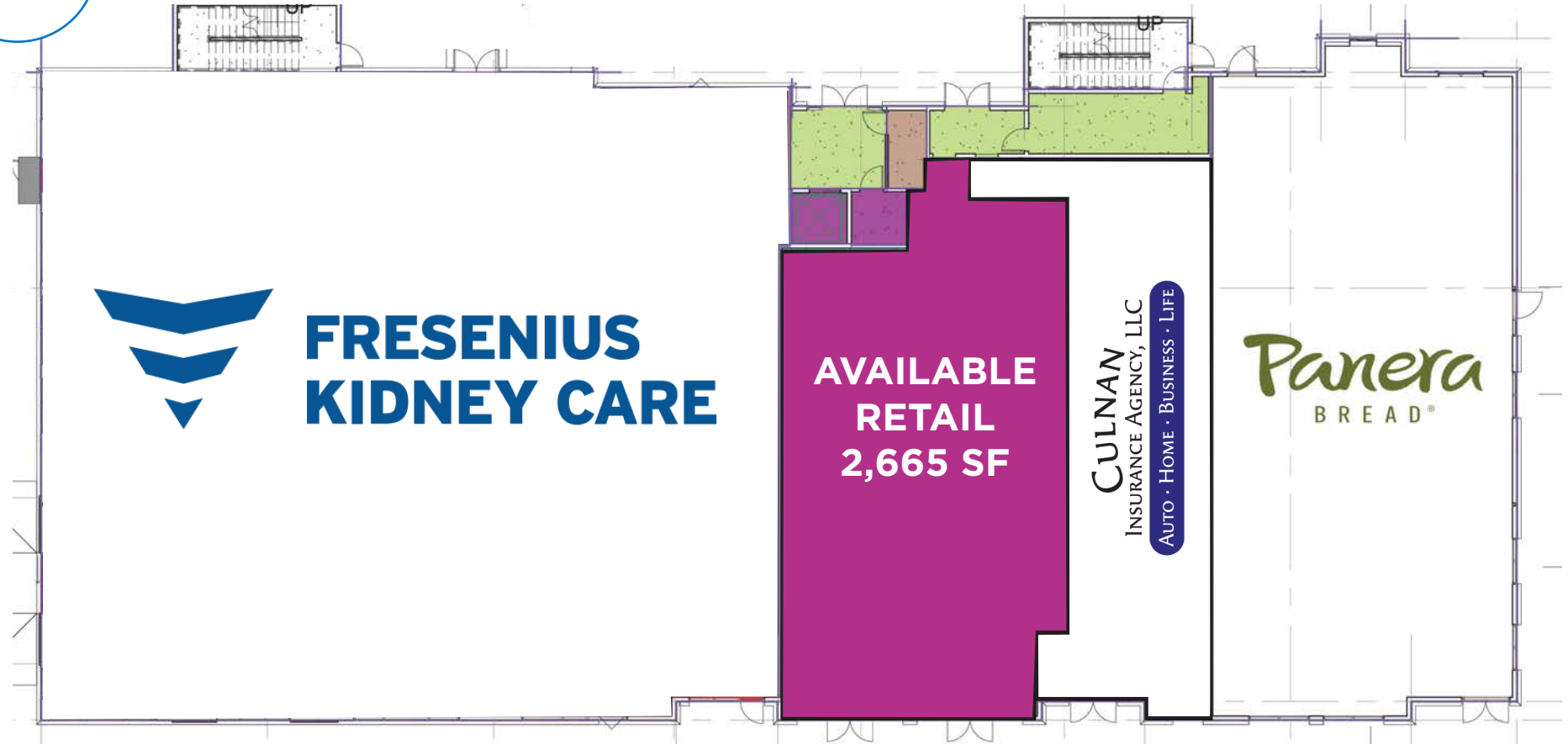
## COUNTY

Rensselaer

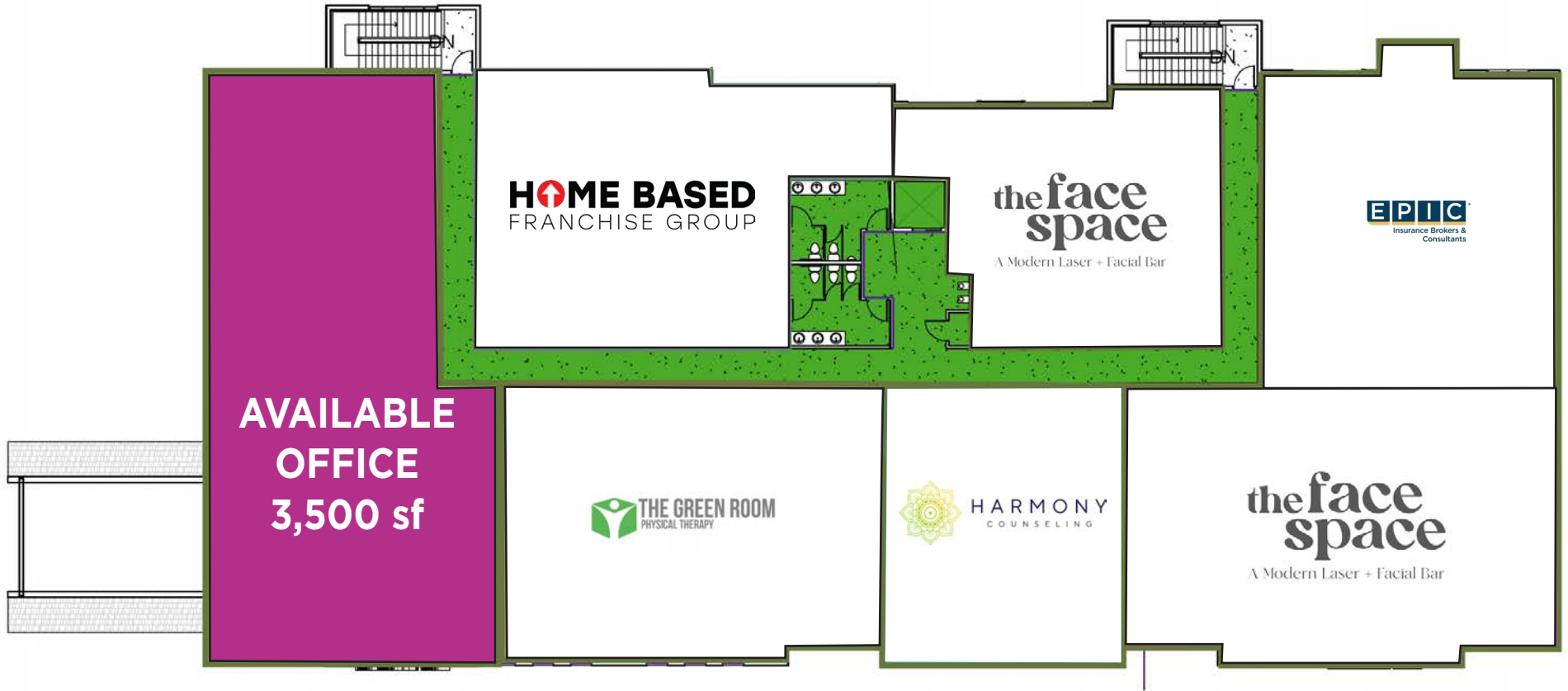
	1 MILE	3 MILE	5 MILE
 POPULATION	5,913	60,887	152,920
 TOTAL HOUSEHOLDS	2,597	26,127	65,529
 MEDIAN HH INCOME	\$62,968	\$58,819	\$57,078



# FIRST FLOOR LAYOUT



# SECOND FLOOR LAYOUT





SITE AERIAL



HUDSON VALLEY COMMUNITY COLLEGE  
7,600 Students

LASALLE INSTITUTE  
541 Students

HUDSON VALLEY PLAZA

**MARKET**  
BY PRICE CHOPPER

Ocean State  
**JOB LOT**

16 NORTH

**Panera BREAD**

FRESENIUS KIDNEY CARE

THE GREEN ROOM  
PHYSICAL THERAPY

V SQUARE

STARBUCKS

POBIAKO'S BURRITOS

BARE

AT&T

wellnow

NORTH GREENBUSH COMMONS

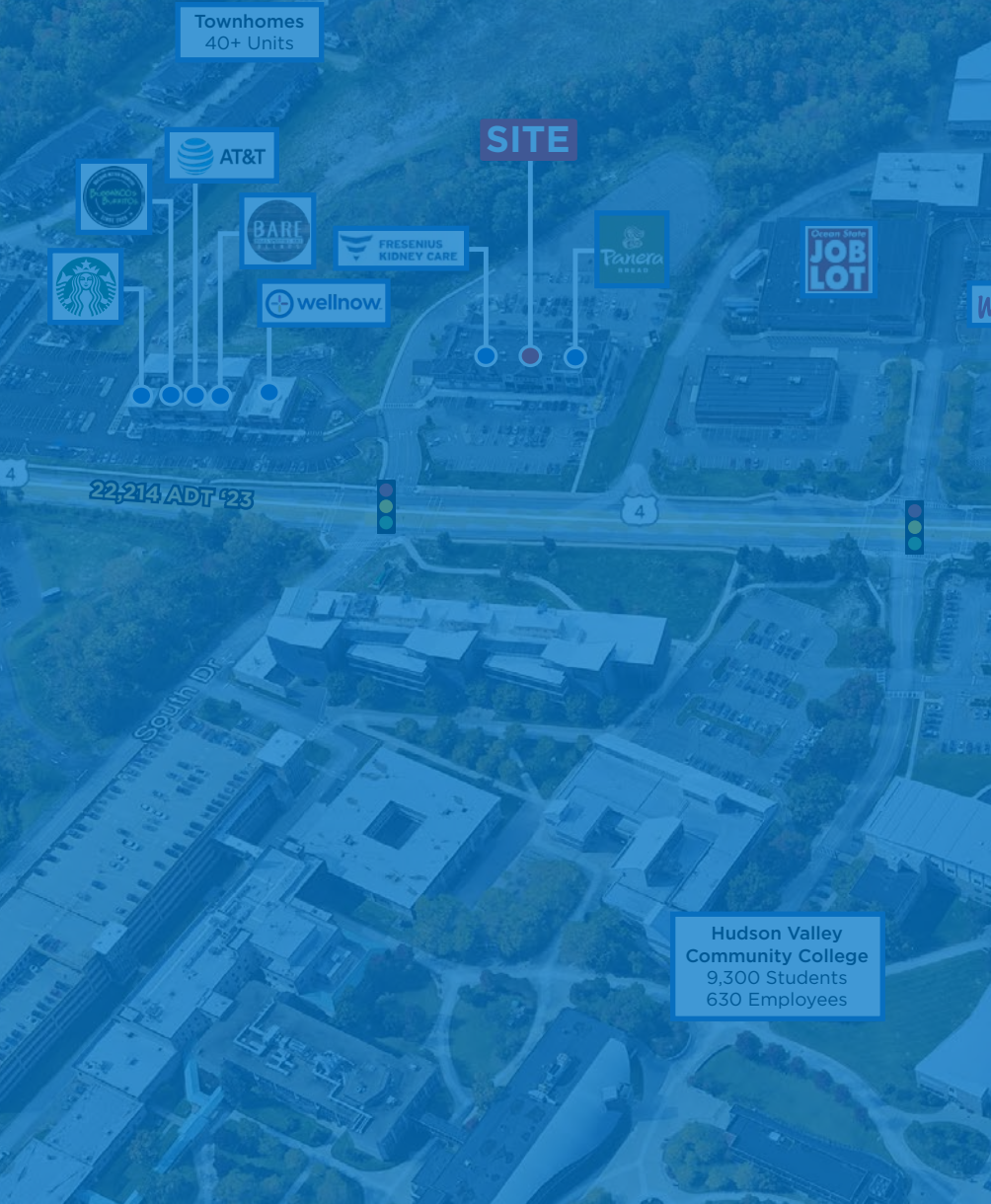
Stewart's Shops

JUNIOR'S  
BAR & GRILL  
NORTH GREENBUSH, NY

NORTH GREENBUSH, NY

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- ATLANTA**
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