

**CENTRAL
ROCK GYM**

HIGH VISIBILITY RETAIL

547 RIVER STREET . TROY . NEW YORK . 12180



547

547 RIVER STREET
SITE: FUTURE MIXED USE



558 RIVER STREET
BARGAIN GROCERY



549 RIVER STREET
FUTURE MULTI-FAMILY

PROPERTY OVERVIEW

547 RIVER STREET

547 River Street is a 6-story 121,000 square foot historic building located on the Hudson River in Troy, New York. The building has signed a rock climbing fitness center and daycare along with the approval for 59 residential units and street retail space perfect for a cafe, pharmacy, hair and more!

The property is a mixed-used commercial building in an up and coming urban downtown location! Tenants at Flanigan Square will be part of First Columbia's vision to create a vibrant waterfront district in Downtown Troy known as the Waterfront District. For more info: www.thewaterfronttroy.com.



SPACE HIGHLIGHTS

STREET RETAIL . 547 RIVER STREET

LOCATION

Just off the downtown Troy exit off Alt. Route 7.

GROWTH + REDEVELOPMENT

Property a part of master redevelopment project known as the Waterfront District (www.thewaterfronttroy.com). The site is located in a section of the District dedicated to providing services such as a grocery store, multi-family units, senior housing, fitness, and more.

ACCESS

Easy access to downtown Troy and highways and access to the newly developed RiverWalk - Troy's walking path that connects the downtown area to North Troy.

PROXIMITY

Retail spaces will have prime location to multi-family units within same building and 160+ units next store. A new Bargain Grocery store is under construction across the street offering fresh, healthy food at an exceptionally affordable price.



RETAIL SPACES: STREET LEVEL

547 RIVER STREET . MULTI-FAMILY MIXED USE

- 1**2,311 SF
ideal space for cafe, food
- 2**665 SF
ideal for hair salon, massage
- 3**1,612 SF
ideal for bank, credit union, financial
- 4**2,928 SF
ideal for pharmacy or healthcare

LEASING TEAM
CONTACT INFO



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