

120 4th Street

Troy, NY 12180



FOR SALE or LEASE

PROPERTY INFO

- 3,500 sq. ft. of versatile restaurant/retail space.
- 800 sq. ft. of private outdoor fenced-in patio seating.
- Private off street parking available for patrons.
- Former bar/restaurant with tremendous potential.
- Prime location within walking distance to RPI campus and Russel Sage campus.
- Great visibility and access in bustling downtown Troy.
- Available to lease or buy now!

AVAILABLE SPACE

- 3,500 sq. ft. of versatile restaurant/retail space.
- 800 sq. ft. of private outdoor fenced-in patio seating.
- 40+ off street parking spaces.

CALL FOR PRICING

518-496-8523

2025 Demographics

	1 Mile	3 Miles	5 Miles
Population	23,824	82,306	157,188
Average HH Income	\$75,416	\$90,143	\$102,623
Est. Adj. Daytime Demographics (16+)	19,433	55,785	108,878

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Doug Morabito, Senior Associate,
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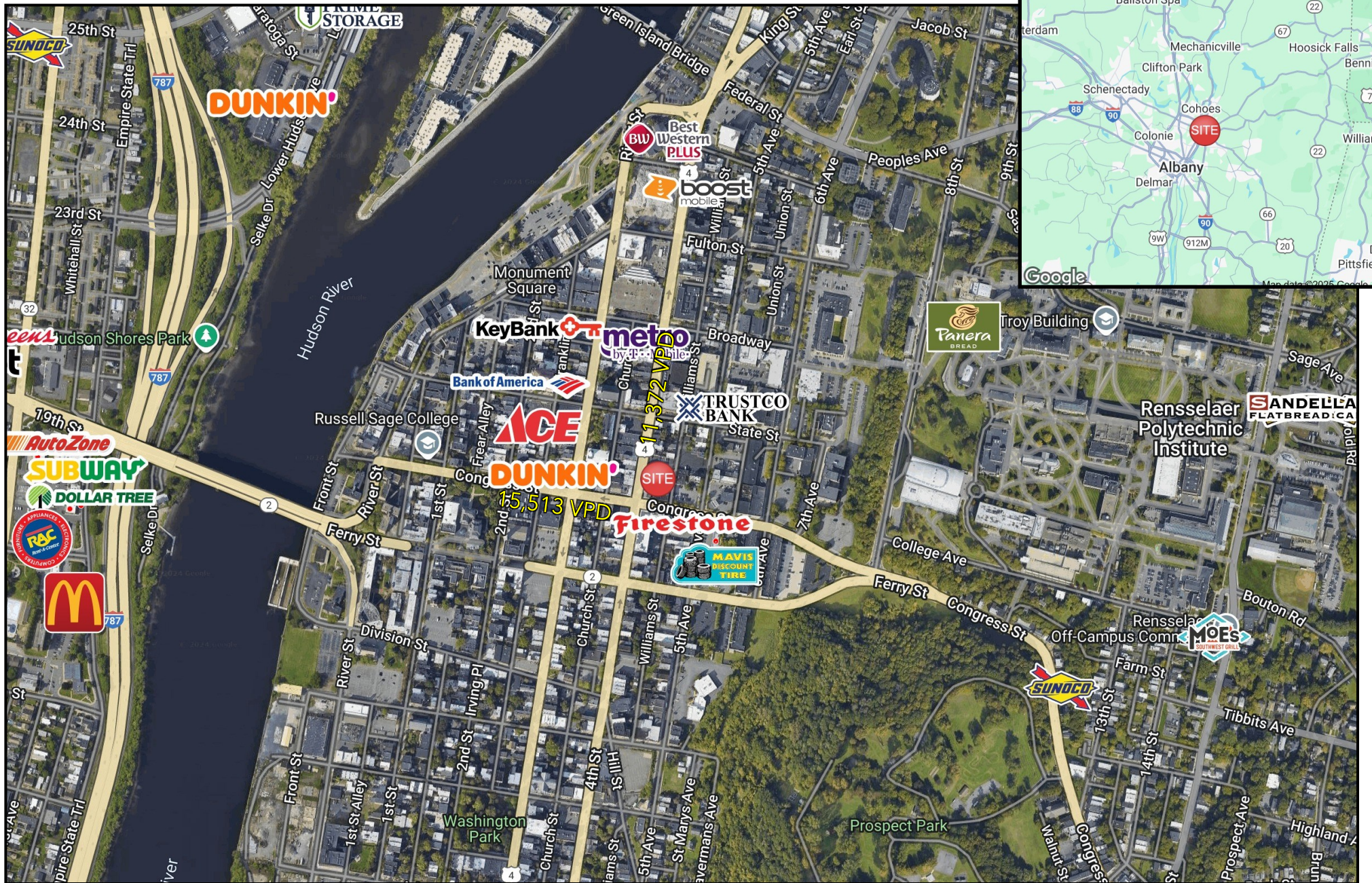


Value...through performance

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15,513 VPD

11,372 VPD

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