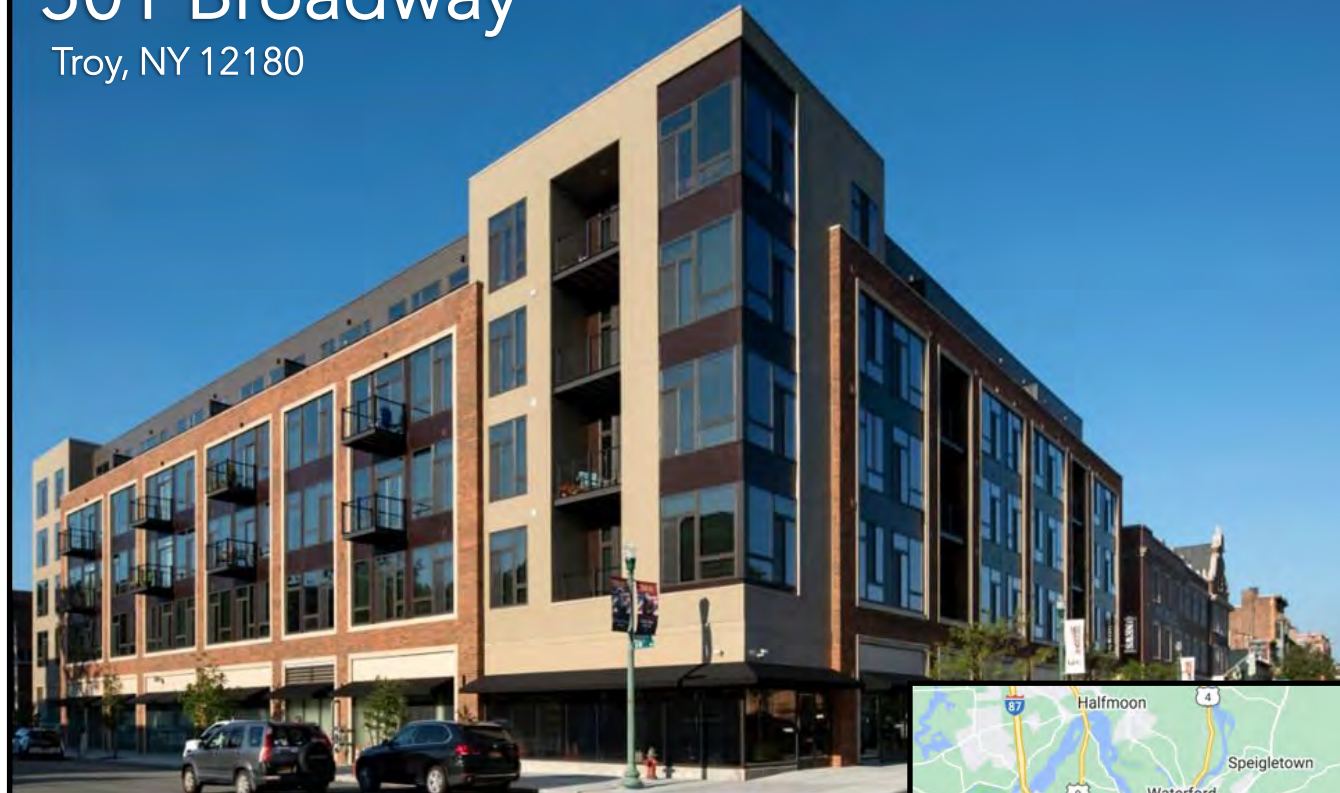


PROPERTY INFO

- Combination of historic rehabilitation and first new construction multifamily in downtown Troy.
- 101 market rate apartments with upscale accommodations.
- Up and coming neighborhood with new dining, amenities, and co-working spaces.
- Links RPI and Downtown Central Business District (6,222 Full-Time Students and Faculty).
- Highly Visible to 6th Ave (12,829 VPD).
- Ownership with reputation for high quality and ongoing reinvestment in properties.
- Landlord will deliver vanilla box or restaurant box for qualified tenants.

501 Broadway

Troy, NY 12180



Be a part of Downtown Troy's most exciting and visible mixed-use building!

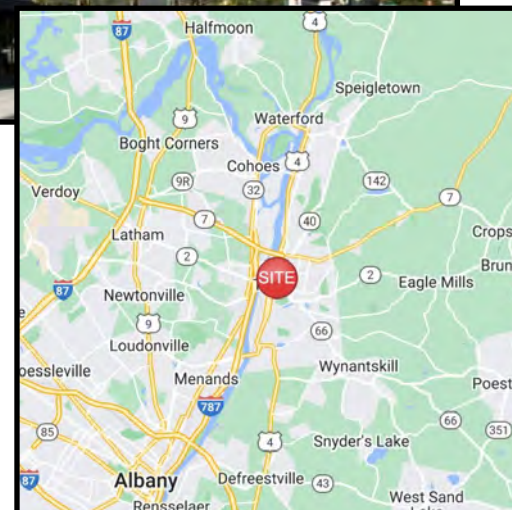
AVAILABLE SPACE

- 1,667 SF

CALL FOR PRICING

2023 Demographics

	1 Mile	3 Miles	5 Miles
Population	22,465	80,699	153,690
Average HH Income	\$61,006	\$70,158	\$81,205
Est. Adj. Daytime Demographics (16+)	21,097	56,994	107,947



Alex Kutikov, Principal
Licensed Real Estate Broker

Gordon Heeps, Principal
Licensed Real Estate Broker



Value...through performance



TROY.NY
LOCAL DEVELOPMENT
CORPORATION

**Community
Business
Investment Grant**

The Troy Local Development Corporation is now accepting applications for its Community Business Investment Grant program. Funds will be awarded to existing business owners and commercial landlords interested in purchasing, rehabilitating, or updating commercial space in the City of Troy.

Additional program sponsors:

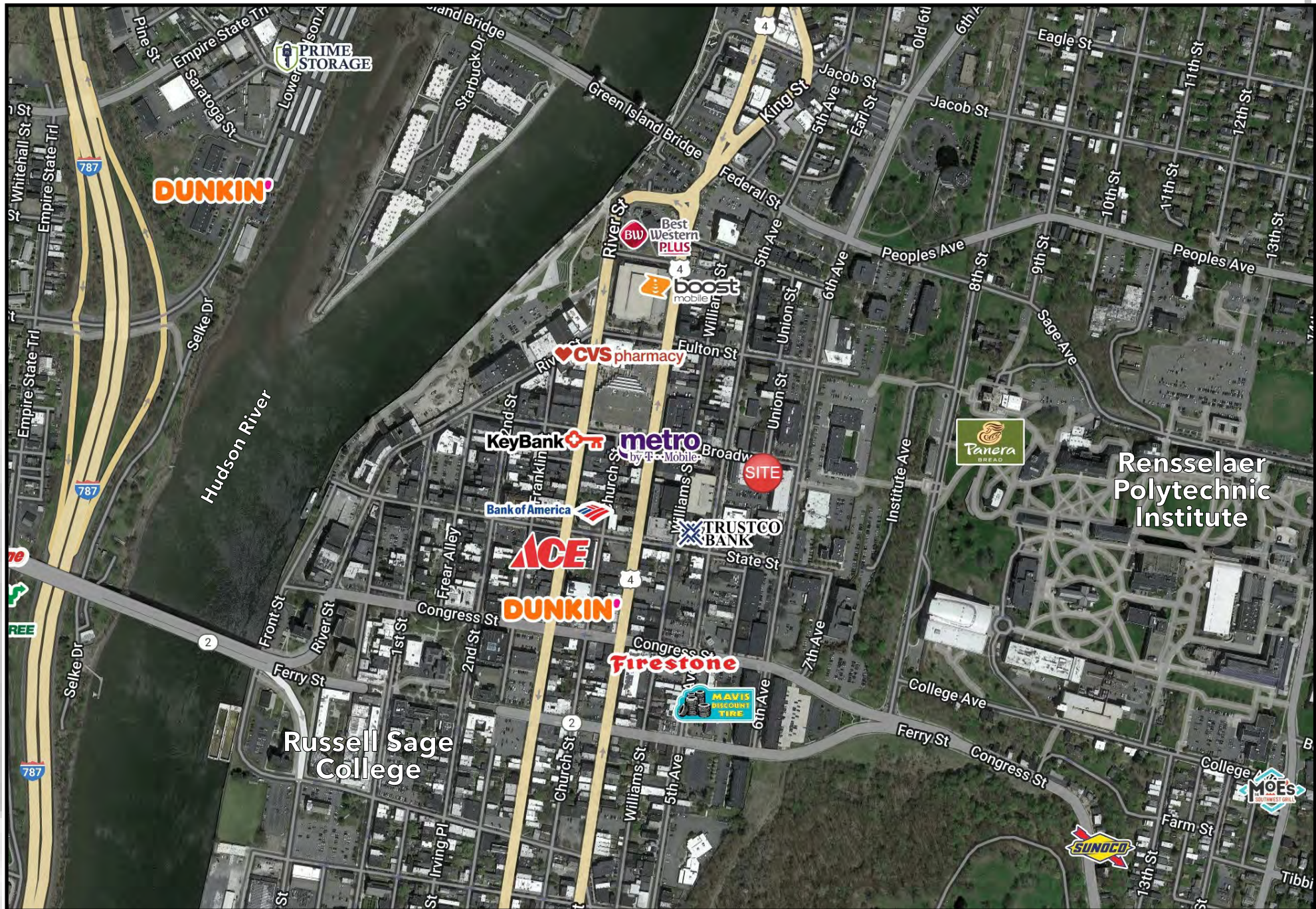
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**TROY
NOW**

Support | Revitalize | Grow

The Troy LDC is offering grants of \$5000 - \$50,000 (with a 50% match requirement) for capital improvements to businesses throughout Troy, including roofs, HVAC, permanent equipment, facade improvements and build outs. Application and eligibility requirements can be found here:

<https://www.troyny.gov/1505/Community-Business-Investment-Grant>



FOR LEASE | The News Apartments - 501 Broadway | Troy, NY



PROJECT HIGHLIGHTS:

- Combination of historic rehabilitation and first new construction multifamily in downtown Troy.
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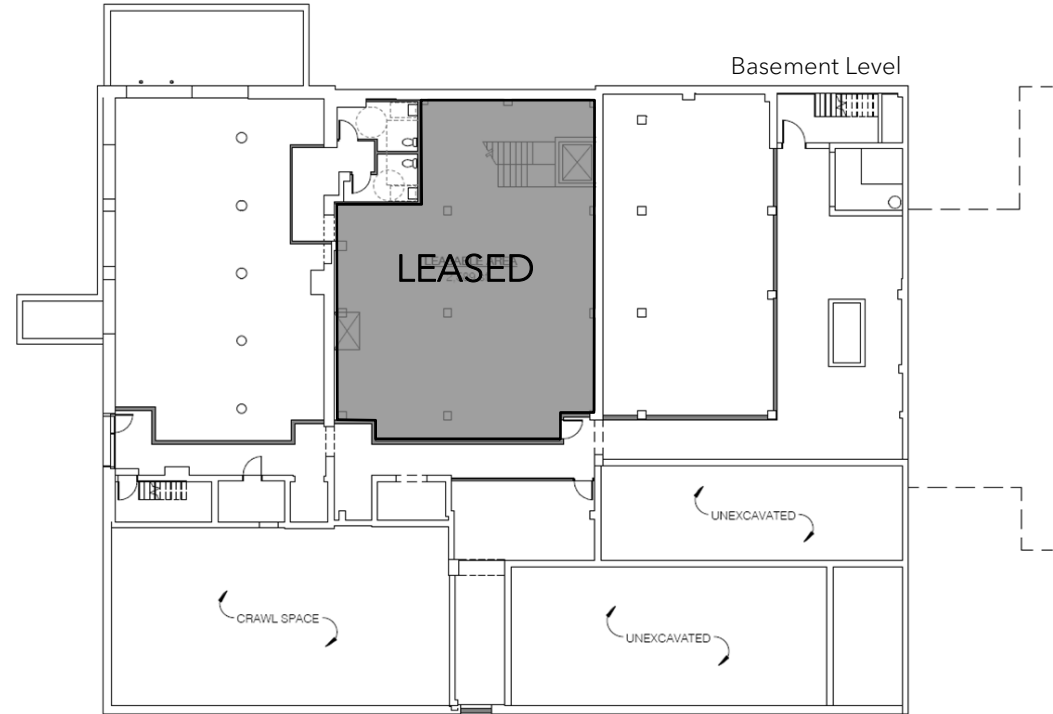
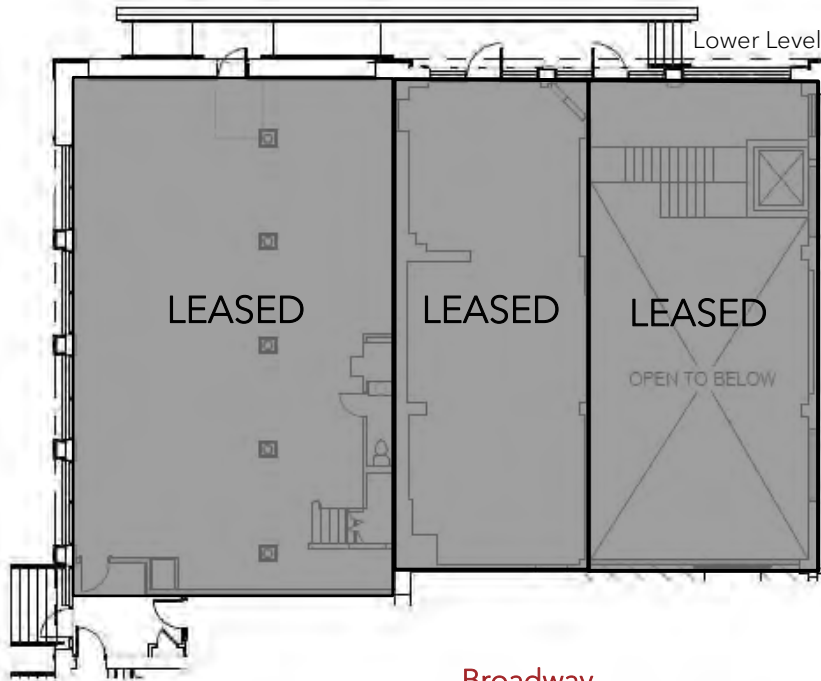
FOR LEASE | The News Apartments - 501 Broadway | Troy, NY

THE NEWS

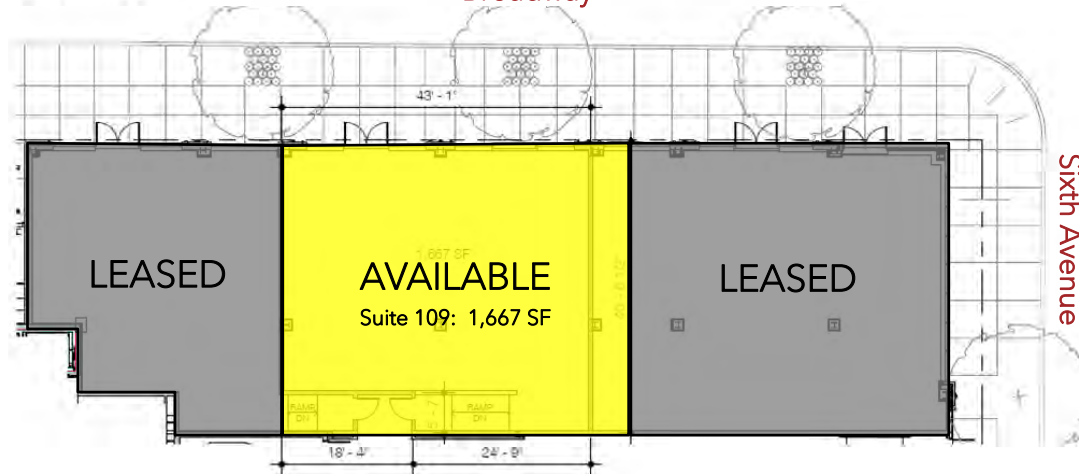
APARTMENTS

Broadway

Fifth Avenue



Broadway



Sixth Avenue



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