



MODERN URBAN FLATS

### PROPERTY INFO

- Located in Troy, NY where a residential boom sees 2,300+ units already built or in pipeline to be built.
- High visibility location at the intersection of two main thoroughfares, Congress Street and Fourth Street.
- Up and coming neighborhood with successful dining, boutiques, and entertainment.
- Brand new Bus Rapid Transit stop just steps away.
- 80 market rate apartments with upscale accommodations.
- Ownership with reputation for high quality and ongoing reinvestment in properties.
- Available space is equipped with restaurant-ready infrastructure, including raised outdoor seating area.

### AVAILABLE SPACE

- 2,609 SF

### CALL FOR PRICING

## 100 Congress Street

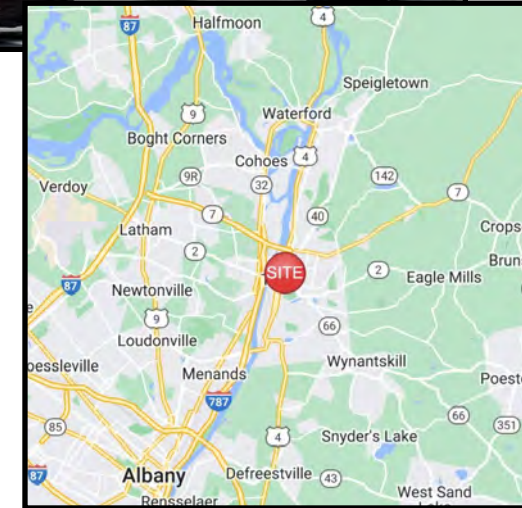
Troy, NY 12180



Turnkey, fully equipped restaurant space on a prominent corner in one of Downtown Troy's most exciting emerging neighborhoods!

### 2025 Demographics

	1 Mile	3 Miles	5 Miles
Population	24,200	82,563	158,480
Average HH Income	\$81,413	\$94,528	\$106,497
Est. Adj. Daytime Demographics (16+)	19,288	55,827	110,058

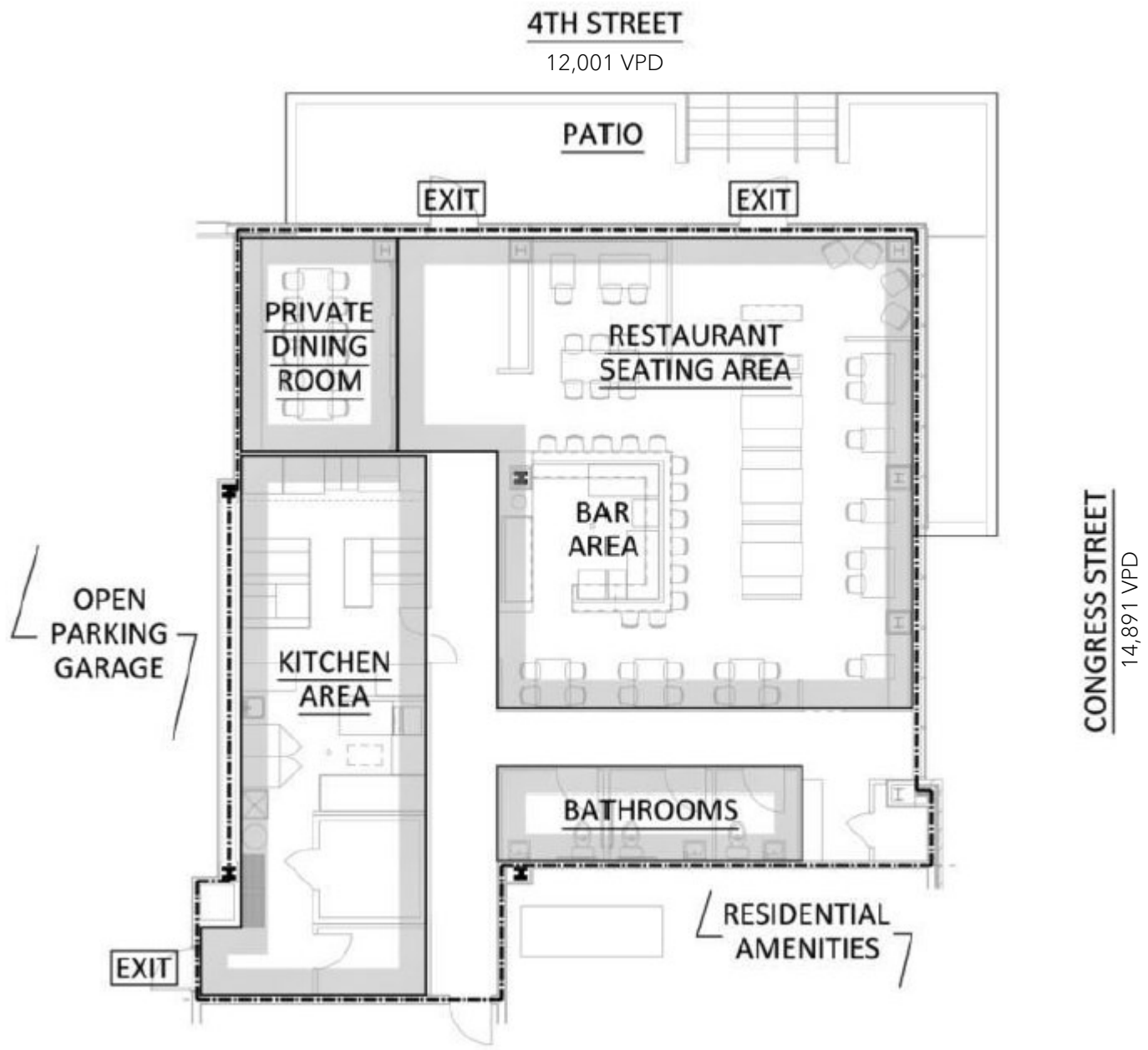


Doug Morabito  
Licensed Real Estate Agent

Alex Kutikov, Principal  
Licensed Real Estate Broker



Value...through performance





FOR LEASE | 100 Congress Street | Troy, NY 12180

