

Available Freestanding Retail Building

Property Overview

Offered for sale or lease is a ±12,738 SF freestanding retail building on two parcels on Troy Schenectady Road. One parcel is located in the Albany county municipality of Colonie and the other in the Schenectady County municipality of Niskayuna.

Tax ID	8.3-1-22.2	62.3-1-25
2027 Assessment	\$323,500	\$1,509,394
Equalization Rate	41.95%	64.45%
2026 General Tax	\$4,474.27	\$21,788.31
2026/2027 School Tax	\$14,920.68	\$44,339.92
Combined Tax	\$19,394.95	\$66,128.23
Zoning	COR: Commercial Office Residential	C-N: Neighborhood Commercial
Utilities	Municipal water and sewer	Municipal water and sewer

For Lease at: \$16/SF NNN
For Sale at \$2,750,000

[Click HERE to View Property](#)



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1215 Troy Schenectady Road
Colonie | New York 12309

For Sale or Lease

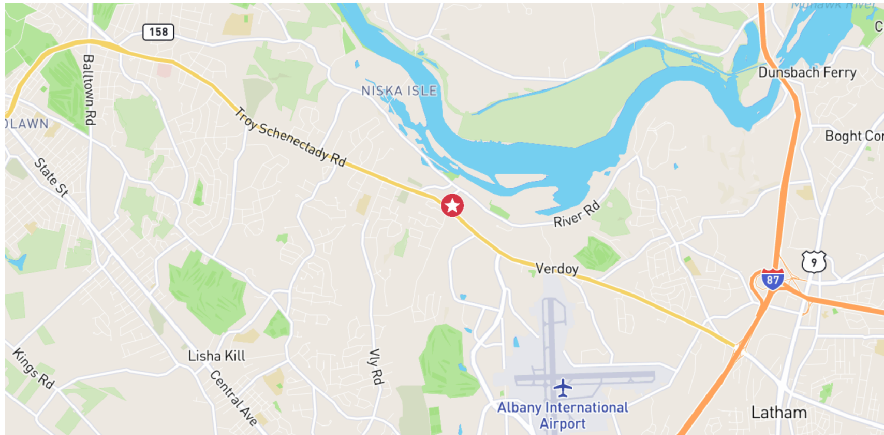
Retail Building

Property Details

- + Built in 2005 for Walgreens, currently occupied by subtenant Dollar Tree
- + ±50 Parking Spaces
- + ±1.82 acre site
- + Three separate means of ingress and egress, along two different roads
- + Highly visible corner location at a four-way traffic light
- + 2025 AADT Traffic Count at Troy Schenectady Road: 35,546
2025 AADT Traffic Count at Rosendale Road: 7,630
- + Proximate to many other commercial users including: Stewart's Shops, Sunoco, Bangkok Kitchen, Northwestern Mutual, Focus Optical, Starbucks, Morgan Stanley, Galleria 7 Market, Inovo Kitchen , Wendy's, Subway, and Dunkin'

Directions

- + Located: [On Route 7 \(Troy Schenectady Road\), between British American Boulevard and Rosendale Road.](#)



Area Demographics	1 Mile	3 Miles	5 Miles
2025 Population	2,454	27,023	102,658
2025 Median Household Income	\$161,380	\$123,191	\$114,453
2025 Daytime Population	5,053	33,982	120,462
2025 Businesses	280	1,339	5,204

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