

AVAILABLE FOR LEASE

1707 Union Street

Schenectady, NY 12309



1,315± SF Prime Retail Space



Property Description

Prime retail space available on busy Union Street in Niskayuna Center. Just a short distance from Union College. Laundromat / Restaurant / Office/ Retail. Great visibility, access, parking, and local traffic.

Property Highlights

Address:	1707 Union Street, Suite 1707 Schenectady, NY 12309	Condition:	Good
Total Bldg. SF:	8,524±	Tax ID:	50.31-3-25
Available SF:	1,315±	Age:	40
Lease Price:	\$10.00 PSF NNN	Zoning:	05-Commercial
Parking:	15± Spaces	Taxes:	\$19,637 (Est.)
Stories:	1	Current Use:	Retail
Acres:	.48±	Water:	Municipal
Lot SF:	20,811±	Sewer:	Municipal

For more information, please contact:

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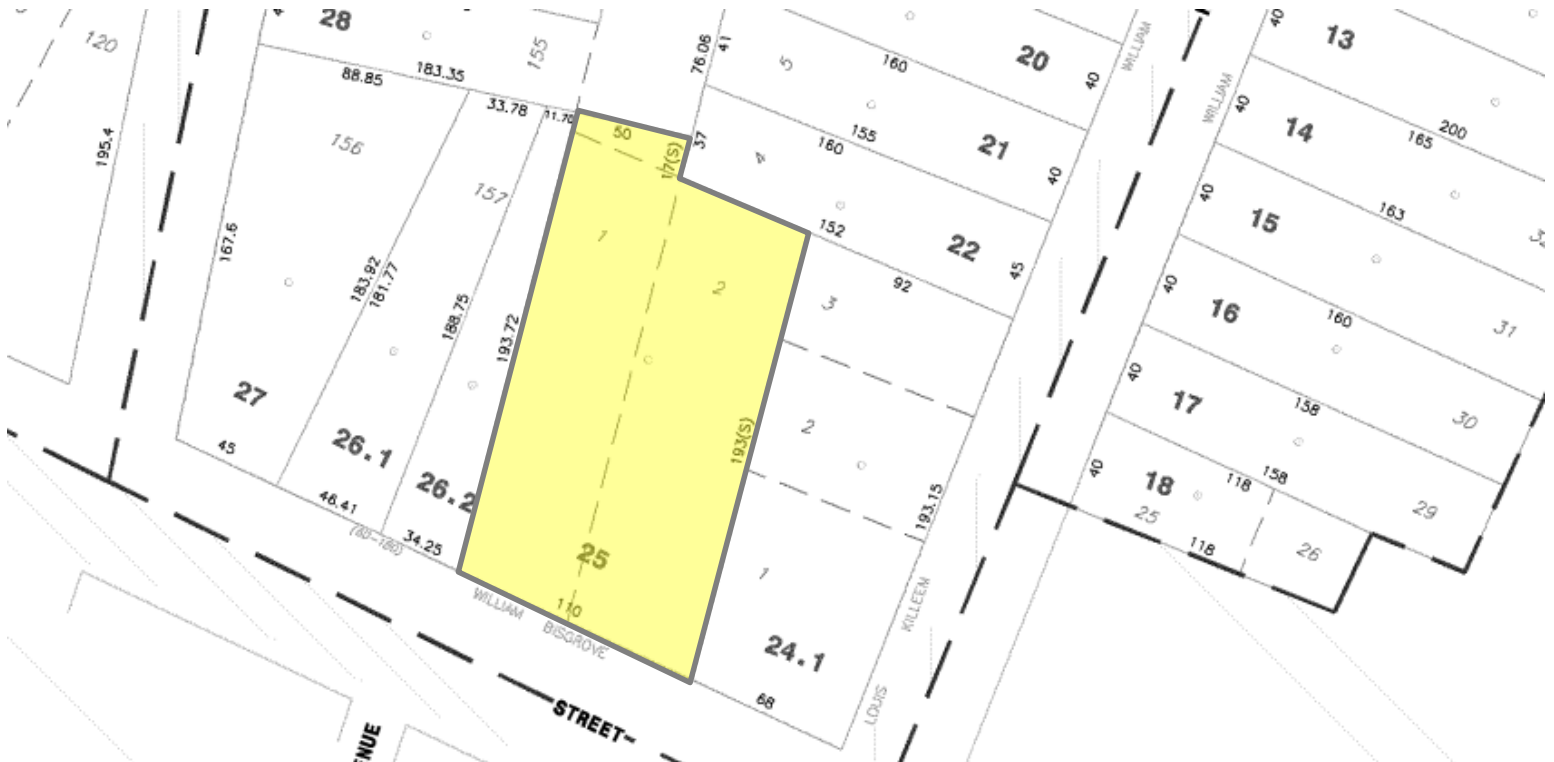


Aerial Map



Approximate plot lines; subject to verification

Tax Map



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Property Photos



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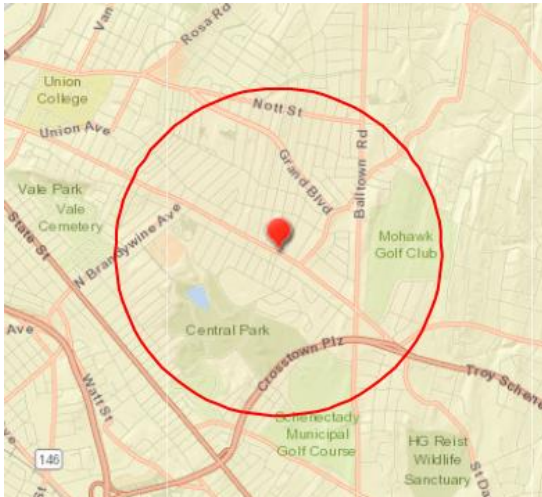
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Demographic Profile Ring of 1 mile



13,745

2019 Total Population
(Esri)



5,627

2019 Total Households
(Esri)



2.42

2019 Average
Household Size (Esri)



355

2019 Total (SIC01-
99) Businesses



4,113

2019 Total (SIC01-
99) Employees

INCOME



\$75,829

Median Household Income



\$37,751

Per Capita Income



\$165,712

Median Net Worth

HEALTH CARE EXPENDITURE



\$2,190

Medical Care



\$4,289

Annual Health Insurance
Expenditures

Street name	Cross street	Traffic volume	Direction	Distance
Union St	Van Antwerp Rd	10,800	SE	0.1
Van Antwerp Rd	Ray St	4,700	SE	0.2
Union St	Garner Ave	12,800	NW	0.2
Union St	Cornelius Ave	18,000	SE	0.3
Eastern Pkwy	Daisy Ln	8,100	SE	0.4

Restaurants

Company/Business Name	Direction	Distance
GOLDEN HOUSE	NE	0.0
I LOVE NY PIZZA OF SCHENECTADY	NW	0.0
MEZZALUNA TRATTORIA	NW	0.0
SUBWAY	NW	0.0
UNION CAFE	SE	0.1
PIZZA HUT	NW	0.1
MC DONALD'S	NW	0.1
SCOTTIS	SE	0.1
MR WASABI	NW	0.1
HOT HARRY'S FRESH BURRITOS	NW	0.1

HOTELS & LODGINGS

RETAIL TRADE

SERVICES SUMMARY



2

Hotel/Lodging
Businesses (SIC)



\$3,809

Hotel/Lodging Sales
(\$000) (SIC)



27

Hotel/Lodging
Employees (SIC)



82,051

2019 Retail Trade
(SIC52-59) Sales (\$000)



79

2019 Retail Trade
(SIC52-59) Businesses



581

2019 Retail Trade
(SIC52-59) Employees



187

Service
Businesses (SIC)



\$172,776

Service Sales
(\$000) (SIC)



2,912

Service
Employees (SIC)

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