

**FOR
LEASE**

425 MADISON AVE

ALBANY, NY

DOWNTOWN ALBANY RETAIL SPACE



+/-2,400 SF STREET-LEVEL RETAIL SPACE

PROMINENT LOCATION AT INTERSECTION OF LARK STREET, MADISON AVENUE, & DELAWARE AVENUE

LOCATED IN THE HEART OF DOWNTOWN ALBANY

CORNER STOREFRONT WITH FRONTAGE ON LARK & MADISON

FIRST GENERATION RETAIL SPACE

STEPS FROM WASHINGTON PARK AND ALBANY MEDICAL CENTER

ABUNDANT NATURAL LIGHT

DIRECTLY ON PUBLIC BUS ROUTE

IDEAL FOR RETAIL, OFFICE, MEDICAL, DENTAL, SALON, CAFÉ, BAKERY, DELI, YOGA, GYM AND MANY OTHER USES

FOR MORE
INFORMATION
PLEASE
CONTACT

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RUDY R. LYNCH, CCIM
NYS Licensed Associate Real Estate Broker
(518) 337-3705 mobile
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AVAILABLE FOR LEASE

\$4,800 NNN PER MONTH

(\$24.00 NNN PSF)

NET CHARGES ARE ESTIMATED AT +/- \$4.90 PSF



Adding Value Through Professional Real Estate Services

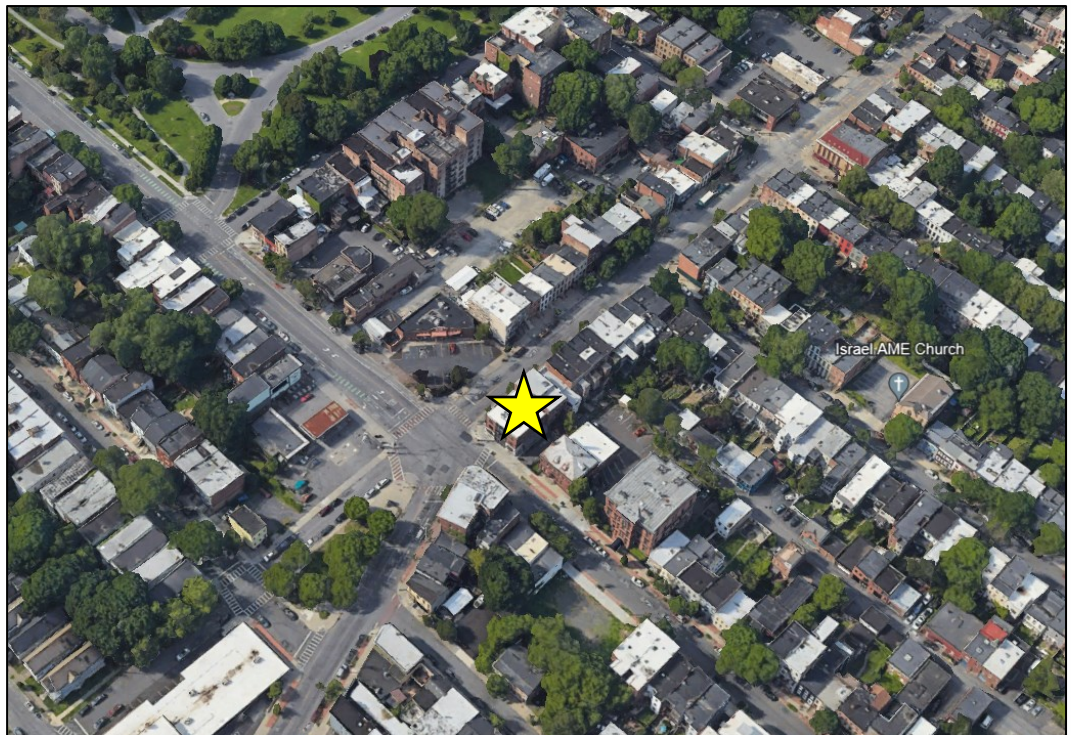
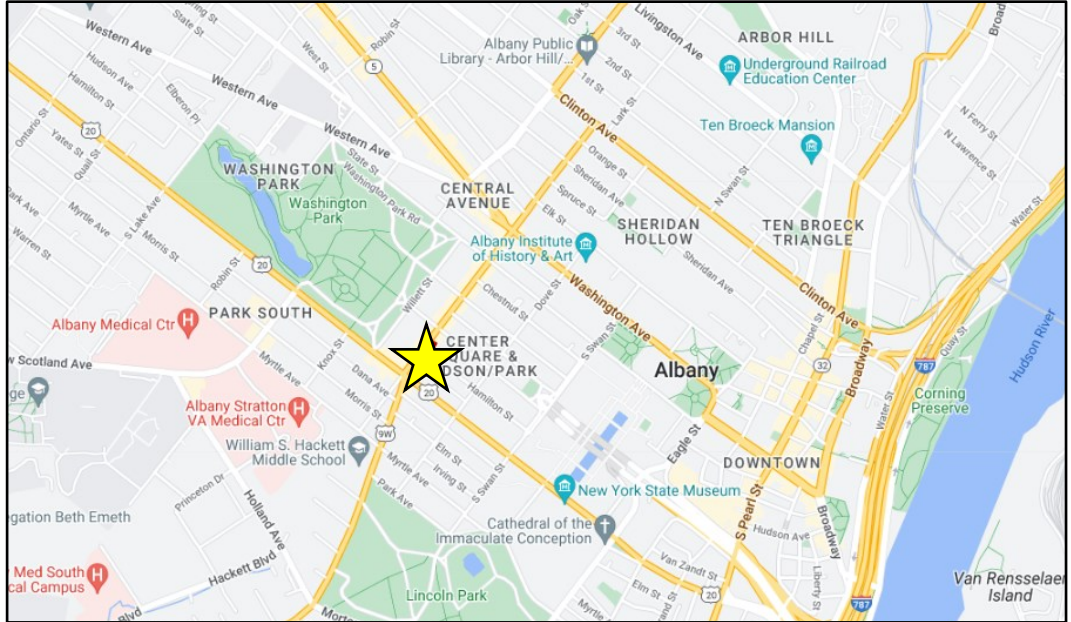
the information herein has not been verified, and is provided without warranty unless otherwise guaranteed in writing. readers are advised to investigate and verify same prior to entering into a transaction.

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LOCATION



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EXTERIOR
PHOTOS



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INTERIOR
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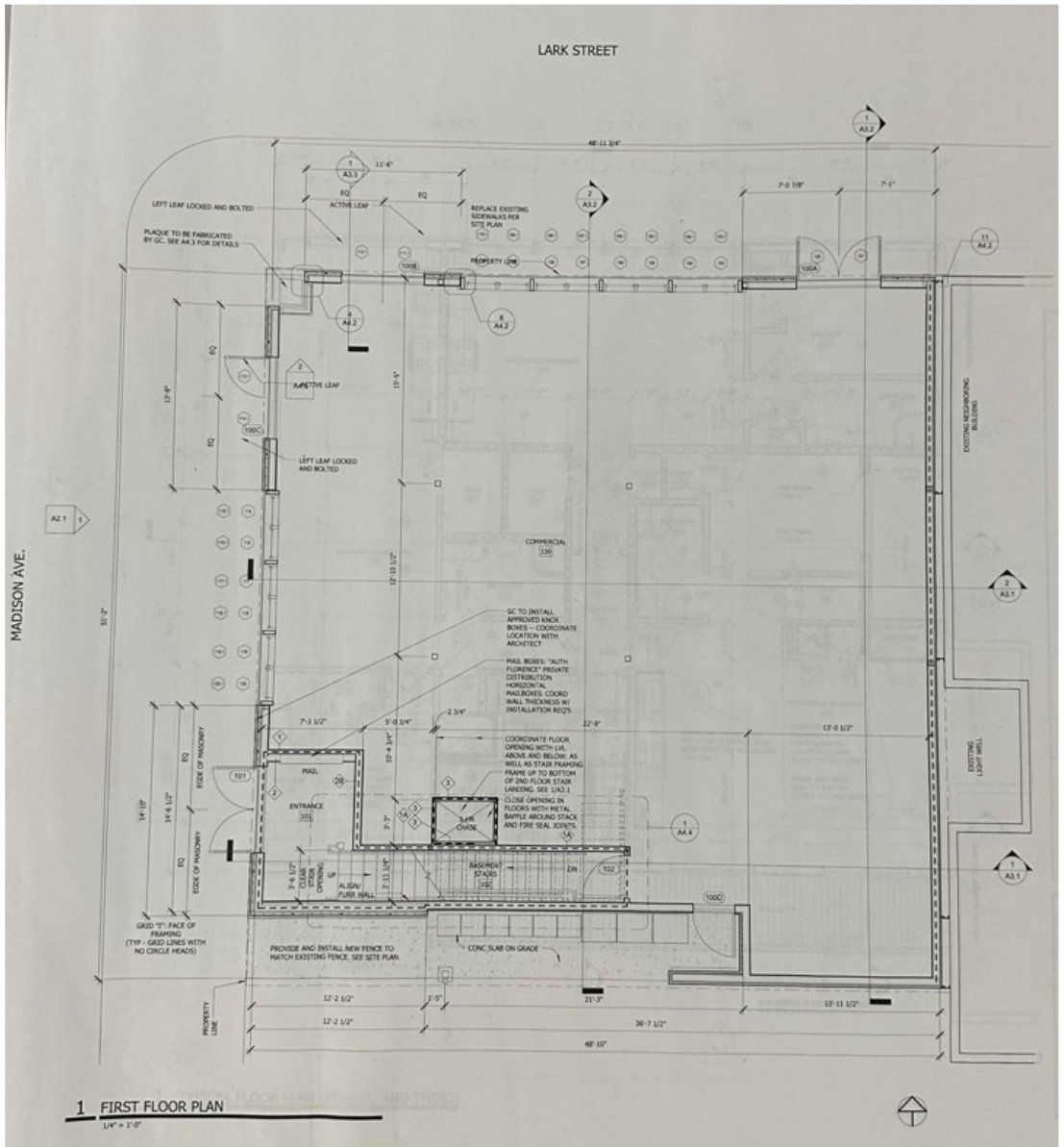
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FLOOR
PLAN



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DEMOGRAPHICS

Population

	1 mile	3 mile	5 mile
2010 Population	36,658	106,421	177,355
2023 Population	37,908	107,135	181,396

Households

	1 mile	3 mile	5 mile
2010 Households	16,487	46,882	74,488
2023 Households	17,117	47,155	76,214

Housing

	1 mile	3 mile	5 mile
Median Home Value	\$154,083	\$189,237	\$224,539
Median Year Built	1946	1948	1954

Income

	1 mile	3 mile	5 mile
Avg Household Income	\$56,442	\$71,832	\$86,271
Median Household Income	\$40,103	\$51,683	\$65,800

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