

**FOR
LEASE**

123 MADISON AVE

ALBANY, NY

TURN-KEY RESTAURANT



+/-1,000 SF STREET-LEVEL RETAIL SPACE

NEW FULLY BUILT OUT RESTAURANT READY FOR NEW OWNERSHIP
KITCHEN INCLUDES HOOD & ANSUL SYSTEM, 3 BAY SINK, & GREASE TRAP
PROMINENT LOCATION IN THE HEART OF DOWNTOWN ALBANY
ADJACENT TO PROPOSED MLS SOCCER STADIUM DEVELOPMENT
ADJOINING PROPERTY TO SUCCESSFUL HATTIE'S RESTAURANT
CORNER STOREFRONT WITH FRONTAGE ON MADISON AVE & FULTON ST
STEPS FROM MVP CENTER AND STATE STREET
CLOSE PROXIMITY TO ALL STATE CAPITAL BUILDINGS

FOR MORE
INFORMATION
PLEASE
CONTACT

KYLE J. BRADLEY, CPA
NYS Licensed Real Estate Salesperson
(845) 325-1568 mobile
KBradley@CarrowRealEstate.com

RUDY R. LYNCH, CCIM
NYS Licensed Associate Real Estate Broker
(518) 337-3705 mobile
Rudy@CarrowRealEstate.com

AVAILABLE FOR LEASE
\$2,100 NNN PER MONTH
(\$25.20 NNN PSF)



Adding Value Through Professional Real Estate Services

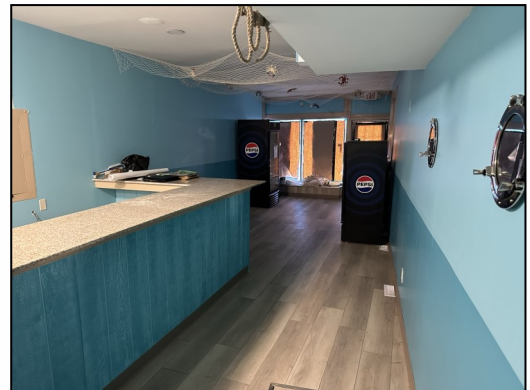
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readers are advised to investigate and verify same prior to entering into a transaction.

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PHOTOS



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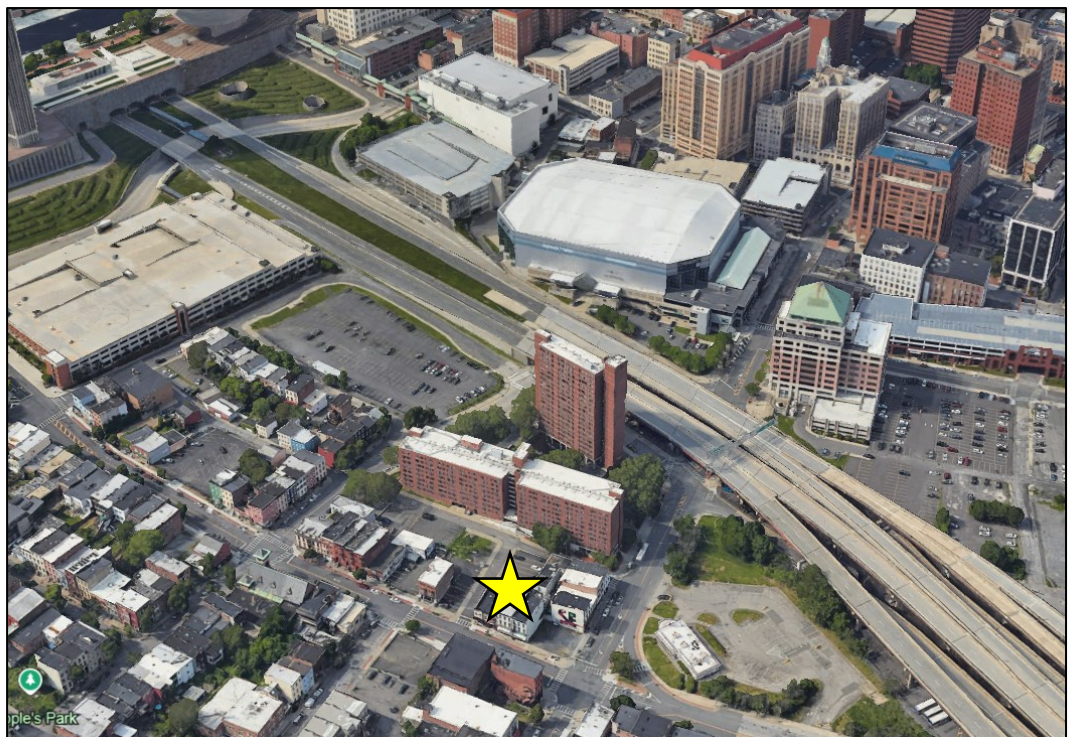
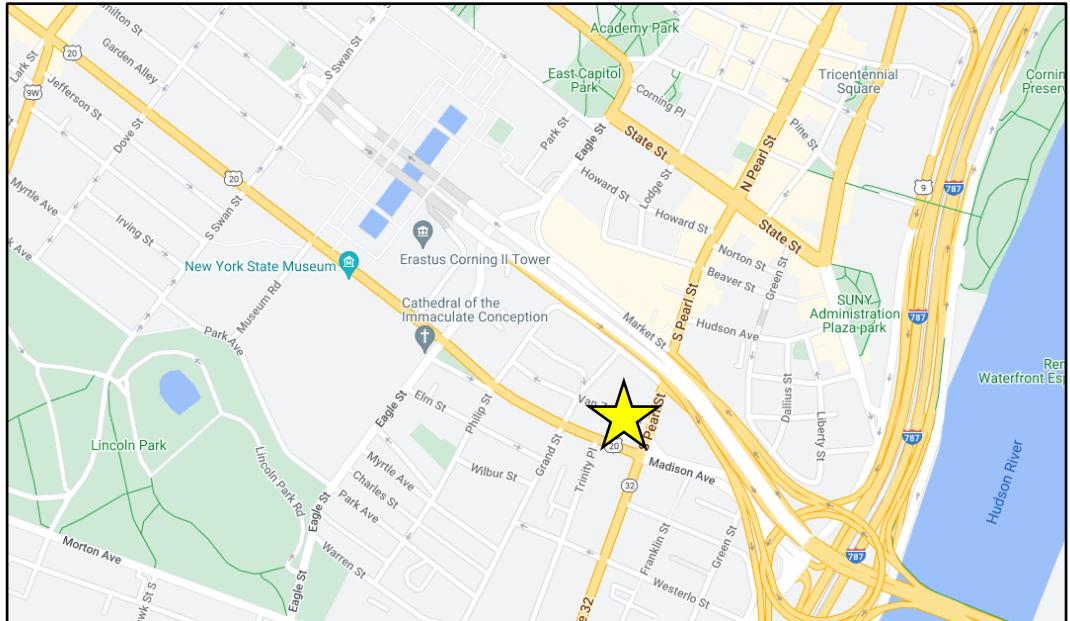
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LOCATION



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DEMOGRAPHICS

Population

	1 mile	3 mile	5 mile
2020 Population	23,755	101,972	175,237
2024 Population	24,142	99,891	175,228

Households

	1 mile	3 mile	5 mile
2020 Households	11,902	45,297	74,415
2024 Households	12,161	44,331	74,019

Housing

	1 mile	3 mile	5 mile
Median Home Value	\$170,706	\$199,401	\$242,681
Median Year Built	1948	1949	1958

Income

	1 mile	3 mile	5 mile
Avg Household Income	\$64,469	\$74,704	\$92,113
Median Household Income	\$46,645	\$55,265	\$69,745

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