

# 1512 WESTERN AVE

Albany, NY 12203

FOR LEASE | RETAIL SPACE

EXECUTIVE SUMMARY



## OFFERING SUMMARY

Available SF: 1,200 SF

Lease Rate: \$35.00 SF/yr (NNN)

Building Size: 3,806 SF

## PROPERTY OVERVIEW

Fantastic visibility on Western Ave .5 Miles from the entrance to UAlbany, next to a very busy 5 Guys! Put your business on the map with this billboard location. 1,200 Sq. Ft. with Freezer and Cooler Space available. Space would be ideal for any business looking for a high exposure location near a university, state office campus, and on a very busy road. For more information please contact the listing broker.

## PROPERTY HIGHLIGHTS

- Great Traffic Counts
- High Visibility
- Easy Access
- Freezer and Cooler Space Available

### Christopher Farrell

NYS Licensed Associate Real Estate Broker  
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### Kenneth Brownell

Principal Licensed Real Estate Broker  
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**VF Vanguard-Fine, LLC**  
Commercial Real Estate Professionals

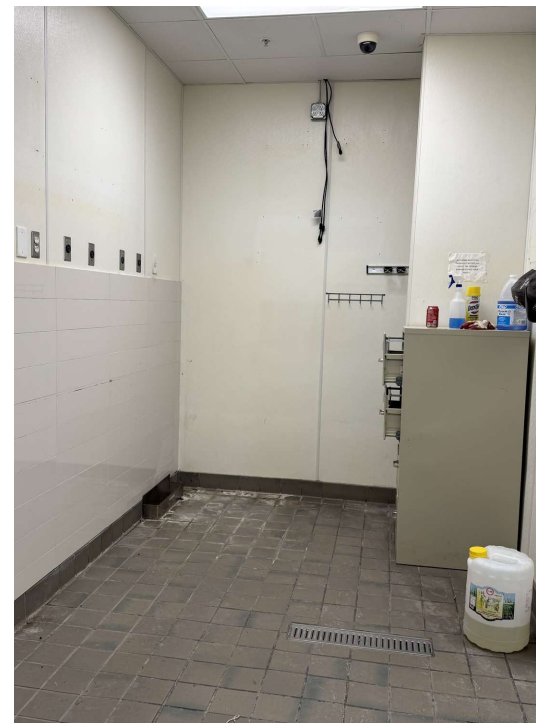
Vanguard-Fine, LLC Commercial Real Estate Professionals is a Licensed Real Estate Broker  
This plan is for informational purposes only and no representations are made. Current conditions must be confirmed by each prospective buyer/tenant

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ADDITIONAL PHOTOS



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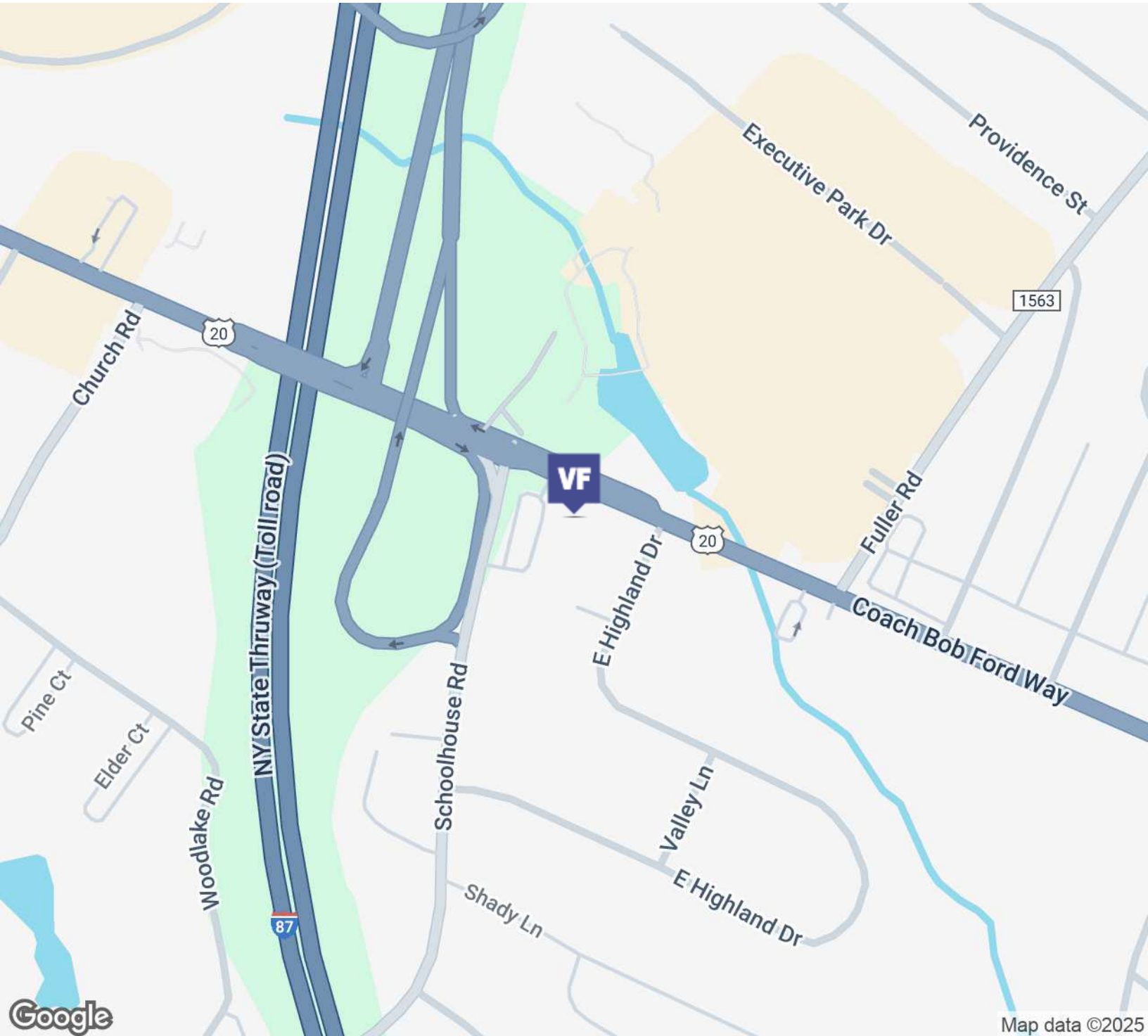
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LOCATION MAP



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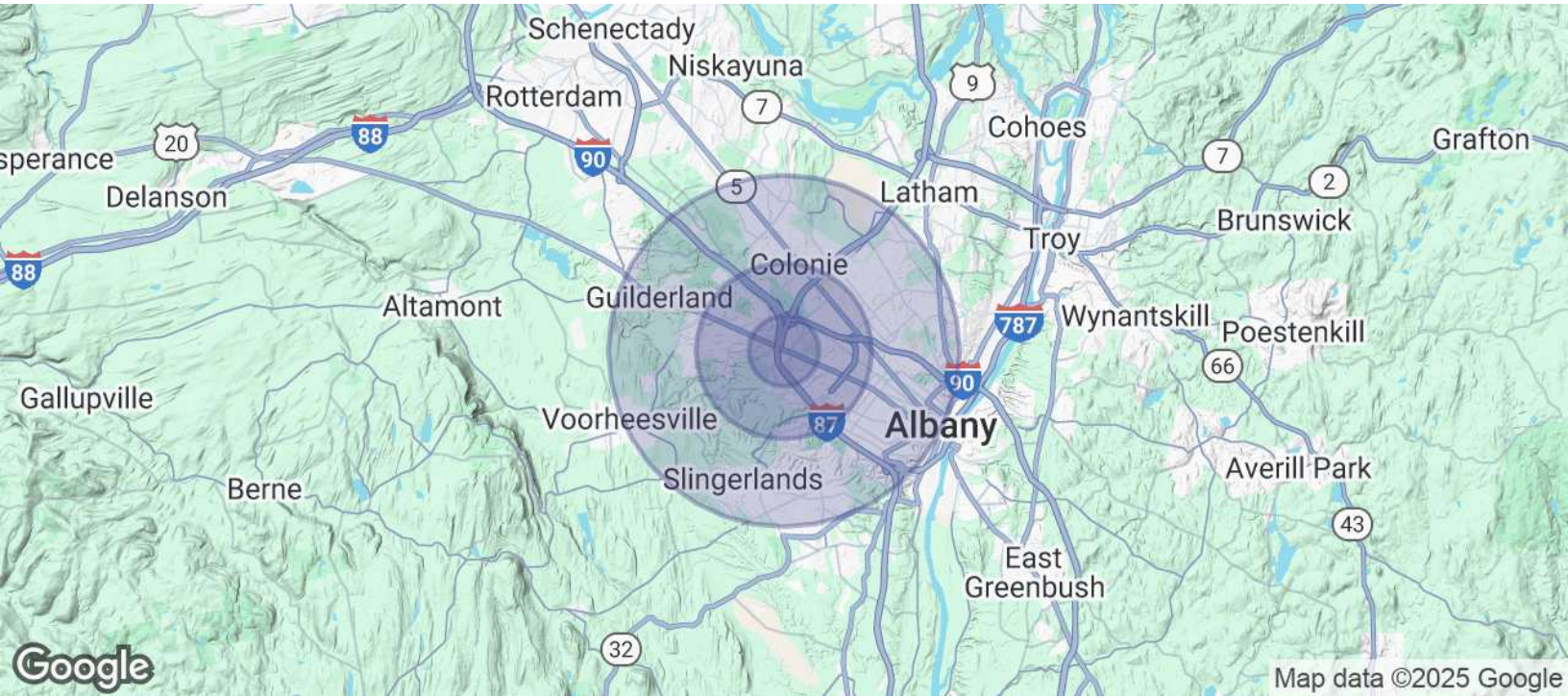
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DEMOGRAPHICS MAP & REPORT



## POPULATION

|                      | 1 MILE | 2.5 MILES | 5 MILES |
|----------------------|--------|-----------|---------|
| Total Population     | 9,913  | 45,252    | 181,971 |
| Average Age          | 33     | 41        | 41      |
| Average Age (Male)   | 32     | 40        | 40      |
| Average Age (Female) | 33     | 42        | 42      |

## HOUSEHOLDS & INCOME

|                     | 1 MILE    | 2.5 MILES | 5 MILES   |
|---------------------|-----------|-----------|-----------|
| Total Households    | 2,492     | 17,693    | 76,613    |
| # of Persons per HH | 4         | 2.6       | 2.4       |
| Average HH Income   | \$114,280 | \$109,243 | \$106,156 |
| Average House Value | \$300,819 | \$307,241 | \$304,694 |

\* Demographic data derived from 2020 ACS - US Census

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