

FOR LEASE



ALBANY COUNTY | NEW WAREHOUSE BUILD

1800 WESTERN AVE

Albany, NY (Town of Guilderland)



PROPERTY HIGHLIGHTS

- **Available Space**
- Site 20: 1,587 RSF
- Site 22: 1,953 RSF
- 5 minute drive to **i87/i90 Junction**
- <5 minute drive to most amenities

OFFERING SUMMARY

AVAILABLE SF	1,587/1,953
RATE	\$17.00 + NNN



LOCATION

1800 WESTERN AVE



NEW KARNER ROAD



ASSISTED LIVING



NANOTECH COMPLEX

STUYVESANT PLAZA



1800 WESTERN AVE

CROSSGATES MALL



DEMOGRAPHICS

1800 WESTERN AVE

TOTAL POPULATION

1 Mile

4,333

2 Miles

14,854

3 Miles

34,958

AVERAGE DAILY TRAFFIC COUNT

New Karner Road (2018)

20,352

MEDIAN HOUSE OR CONDO VALUE

Town of Guilderland(2022)

\$312,300

MEDIAN HH INCOME

Town of Guilderland (2022)

\$101,927

ESTIMATED PER CAPITA INCOME

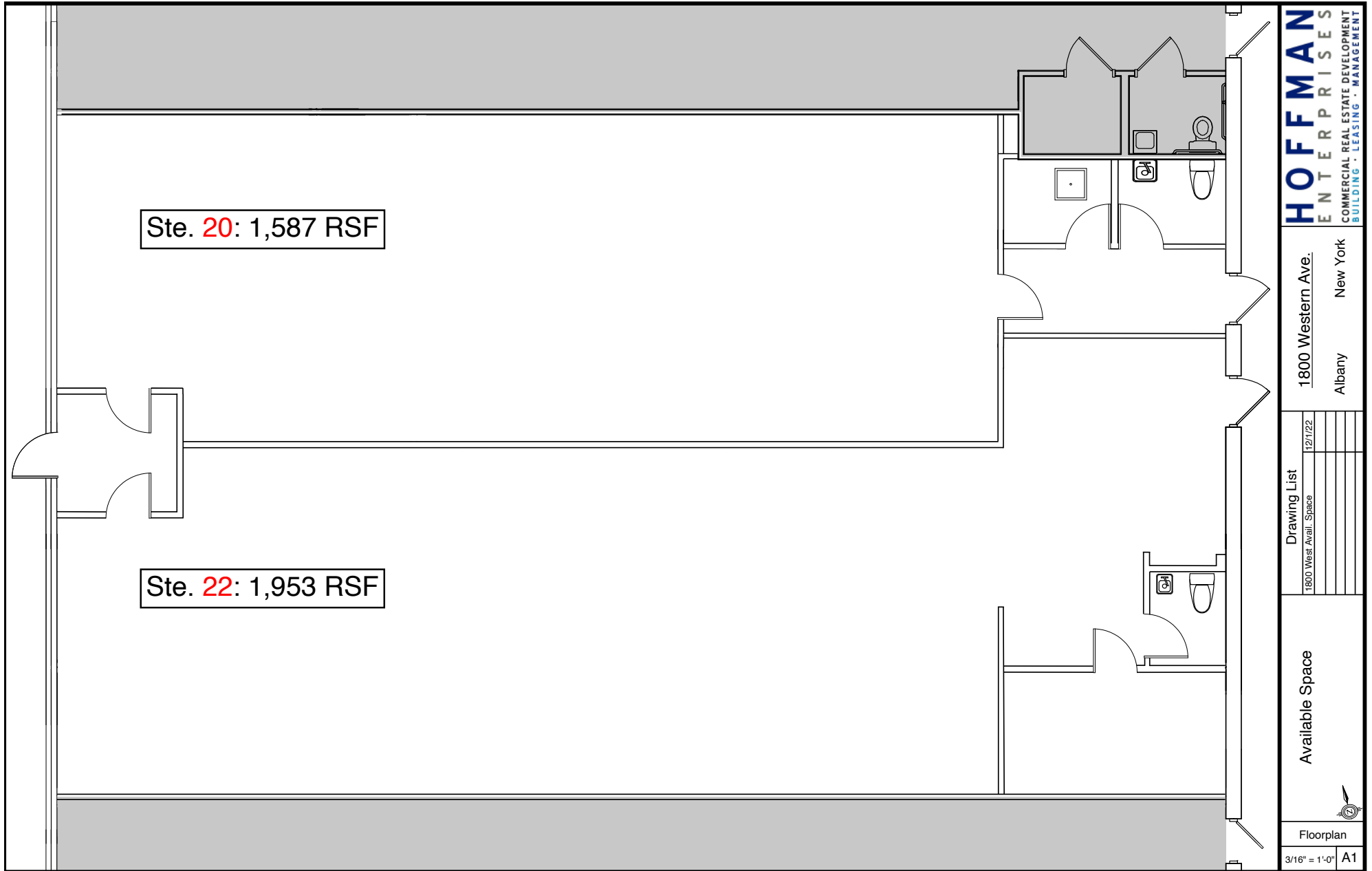
Town of Guilderland (2022)

\$55,578



LAYOUT

1800 WESTERN AVE



HOFFMAN
ENTERTAINMENT
COMMERCIAL REAL ESTATE DEVELOPMENT
BUILDING • LEASING • MANAGEMENT

1800 Western Ave.
Albany New York



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