

187 Main Street, Altamont, NY 12009

ALTAMONT CORNERS

ONE-OF-A-KIND RESTAURANT OPPORTUNITY



SEEKING ESTABLISHED RESTAURANTEURS/OPERATORS

- A +/-2,738 SF beautiful, brand-new endcap restaurant space with unmatched interior finishes in the dining room and bar area.
- Includes a brand-new +/-1,500 SF outdoor dining, patio, and fire pit area.

For More Information:

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IKON
REALTY GROUP LLC

Member of:



Executive Summary



OFFERING SUMMARY

Lease Rate:	Negotiable - Call for Pricing
NNN:	\$8.01 estimate
Available SF:	2,738 SF
Building SF:	7,338 SF
Lot Size:	1.1 Acres
Zoning:	CBD
Market:	Albany
Submarket:	Altamont

PROPERTY OVERVIEW

This beautiful, brand-new endcap restaurant space offers unmatched interior finishes in the dining room and bar area, totaling +/-2,738 square feet. Additionally, there is an equally impressive outdoor dining area, patio, and fire pit space, spanning +/-1,500 square feet, exclusively for this space. The space also boasts a full basement, providing ample storage and food prep options. The landlord is willing to assist with tenant-specific buildout, allowing you to create your dream restaurant. Furthermore, a large, private parking field is conveniently located on-site.

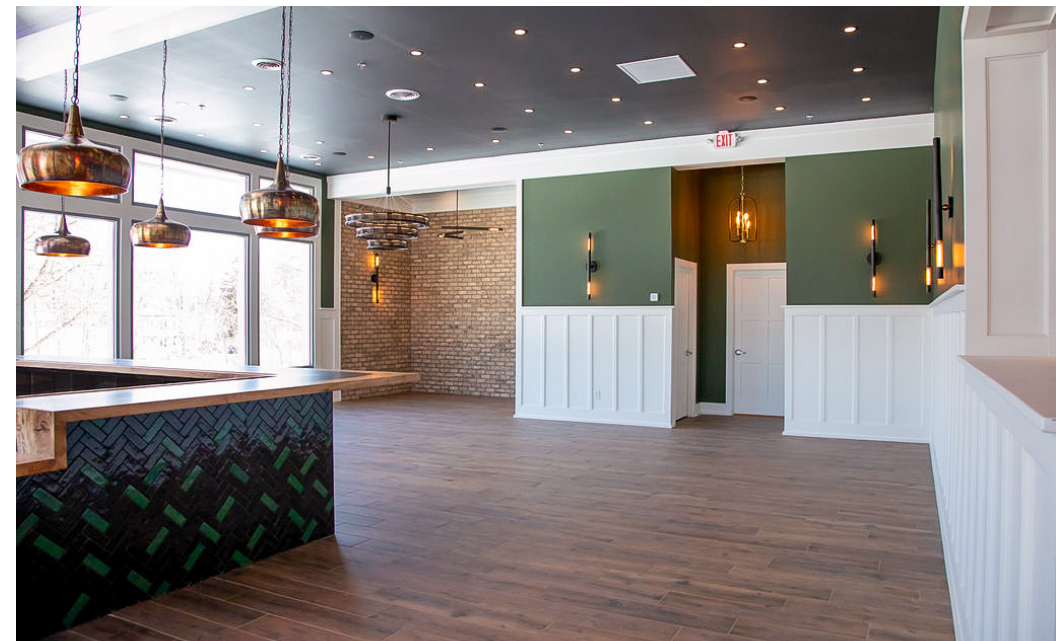
LOCATION OVERVIEW

This is a one-of-a-kind opportunity for an established restaurateur in the heart of the expanding Altamont market. Situated at the intersection of Main St. (Rt. 146) and Altamont Blvd. (Rt. 156), this space is part of the Altamont Corner retail plaza, making it a prime location for attracting foot traffic and capturing the attention of passersby.

PROPERTY HIGHLIGHTS

- Brand new interior addition and outdoor dining, patio, and fire pit area
- Top-of-the-line finishes and architectural details throughout
- Owned by a local landlord who is dedicated to Altamont and strives to bring unique and highly-desirable businesses to all of his properties

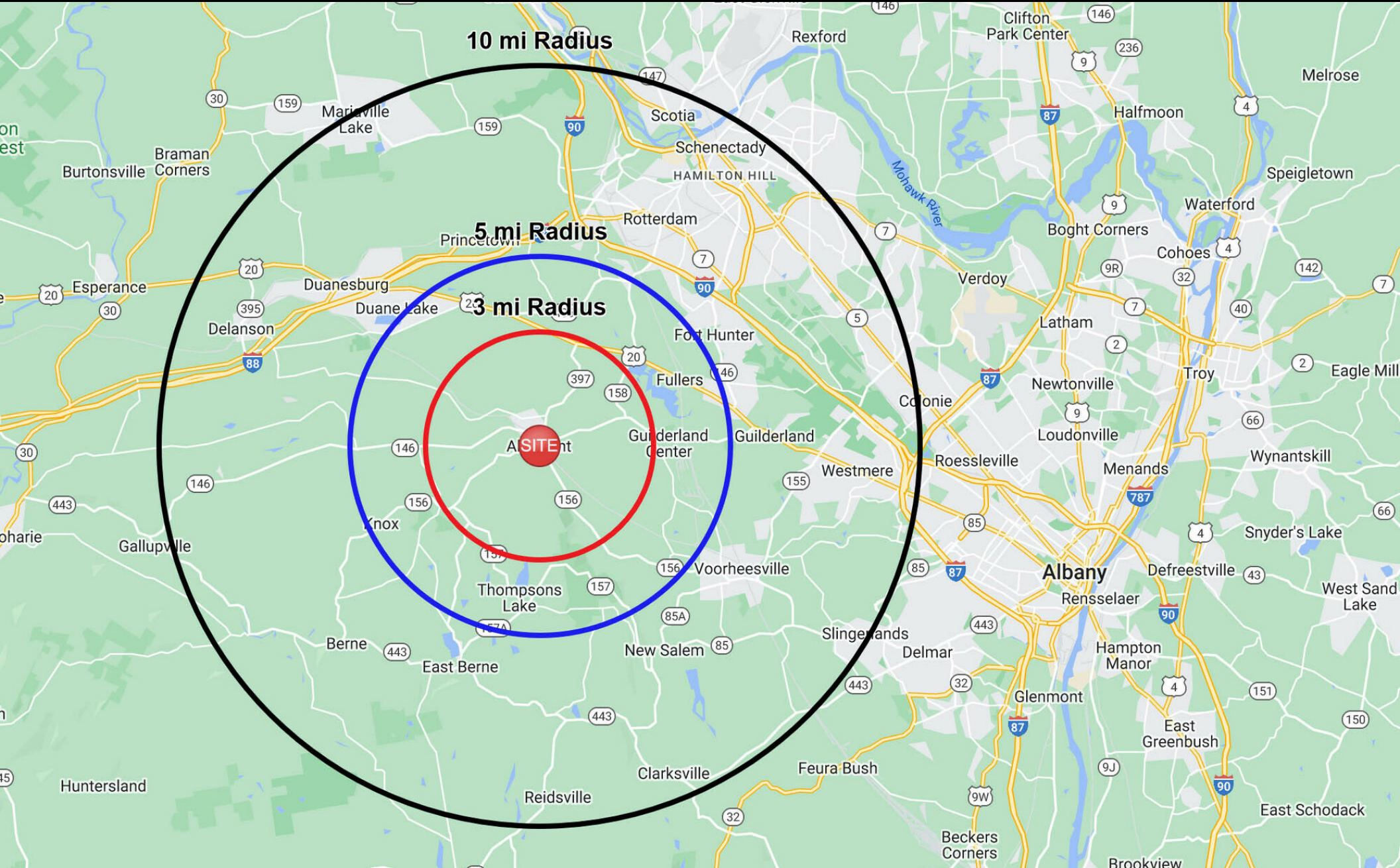
Additional Photos



Additional Photos



Location Map



Demographics Map & Report

POPULATION	3 MILES	5 MILES	10 MILES
Total Population	4,139	12,592	165,691
Average Age	46.4	43.3	41.6
Average Age (Male)	46.8	43.2	40.1
Average Age (Female)	47.0	44.1	43.4

HOUSEHOLDS & INCOME	3 MILES	5 MILES	10 MILES
Total Households	1,730	5,108	74,323
# of Persons per HH	2.4	2.5	2.2
Average HH Income	\$102,795	\$110,194	\$75,905
Average House Value	\$259,666	\$276,391	\$192,255

* Demographic data derived from 2020 ACS - US Census

