


OFFERING SUMMARY

Building SqFt	43,200 SqFt
Year Built	1955
Year Renovated	2010
Lot Size (acres)	7.30
Parcel ID	012603 55.13-2-10
Zoning Type	Commercial
County	Albany
Frontage	482.00 Ft

PROPERTY OVERVIEW

Mid City Plaza, a 43,200 square foot retail center located in the affluent and rapidly growing community of Menands, NY is composed of a mix of national and regional quick service restaurants, personal care, and service tenants. Mid City Plaza's premier location, brand-new look, strong tenancy, high foot traffic provide an ideal leasing opportunity in a dense suburban location with excellent demographics.

PROPERTY HIGHLIGHTS

- Ample parking available with over 370 parking spaces for shoppers and employees.
- Signage opportunities visible along a high-traffic street.
- Glass Storefronts with Aluminum Frames.
- The anchor store provides a "daily needs" traffic generator to the shopping center.
- Below Market Rents.
- Easy Ingress & Egress.
- Fantastic Signage, Exposure and Visibility.

Carrow Real Estate Services, LLC

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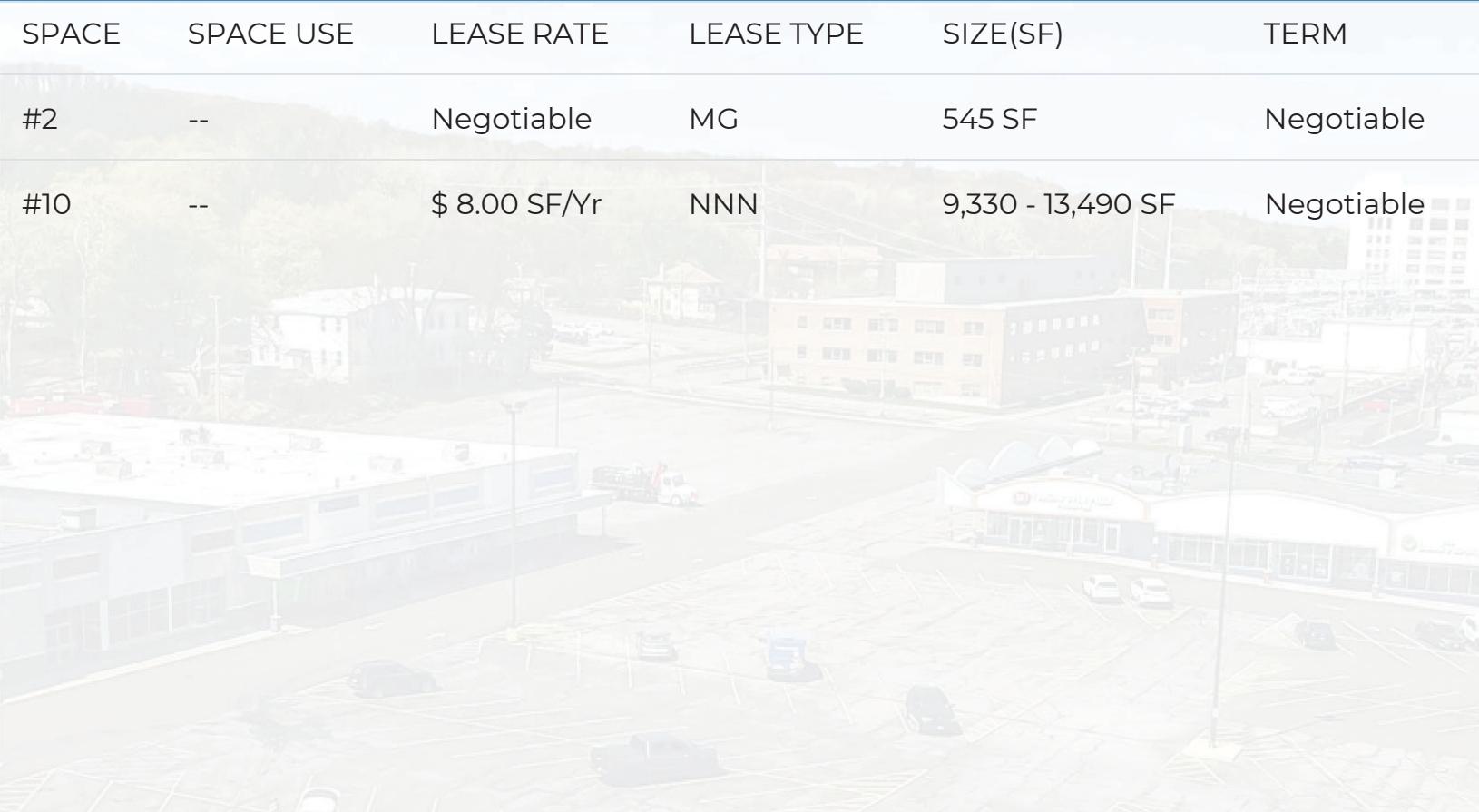
rudy@carrowrealestate.com

RETAIL PROPERTY FOR LEASE

Mid City Plaza

90 BROADWAY
MENANDS, NY 12204

SPACE	SPACE USE	LEASE RATE	LEASE TYPE	SIZE(SF)	TERM
#2	--	Negotiable	MG	545 SF	Negotiable
#10	--	\$ 8.00 SF/Yr	NNN	9,330 - 13,490 SF	Negotiable



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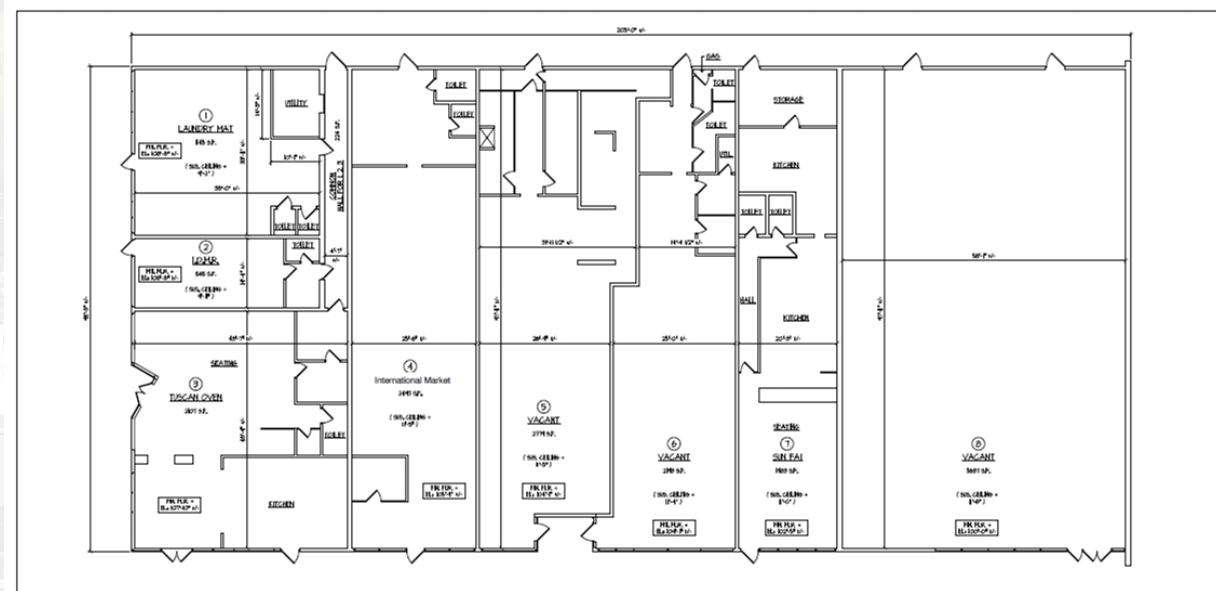
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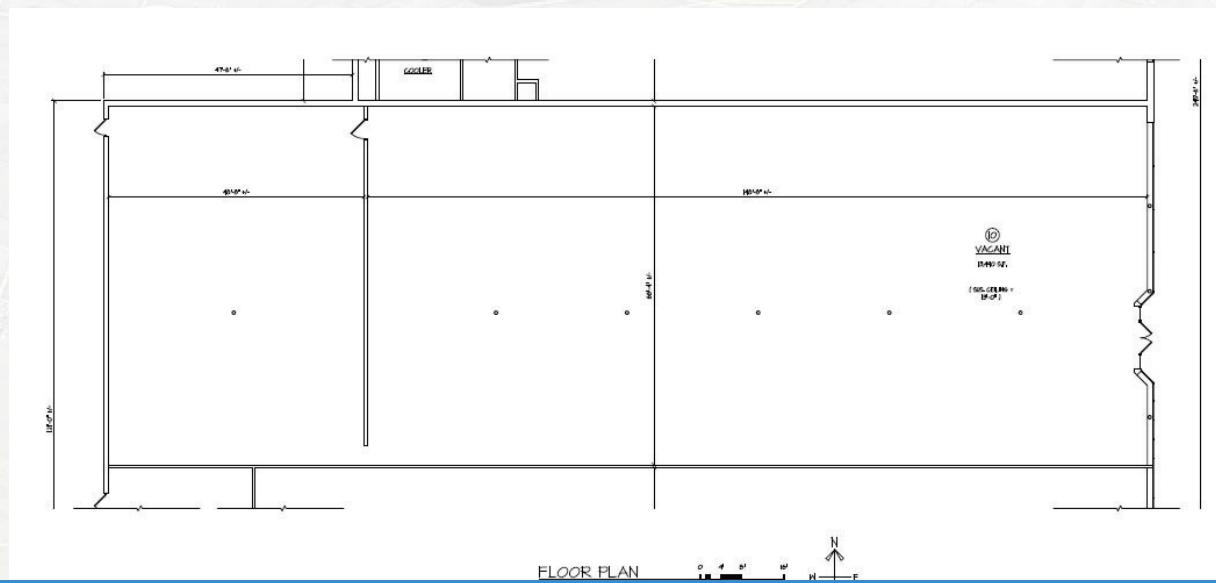
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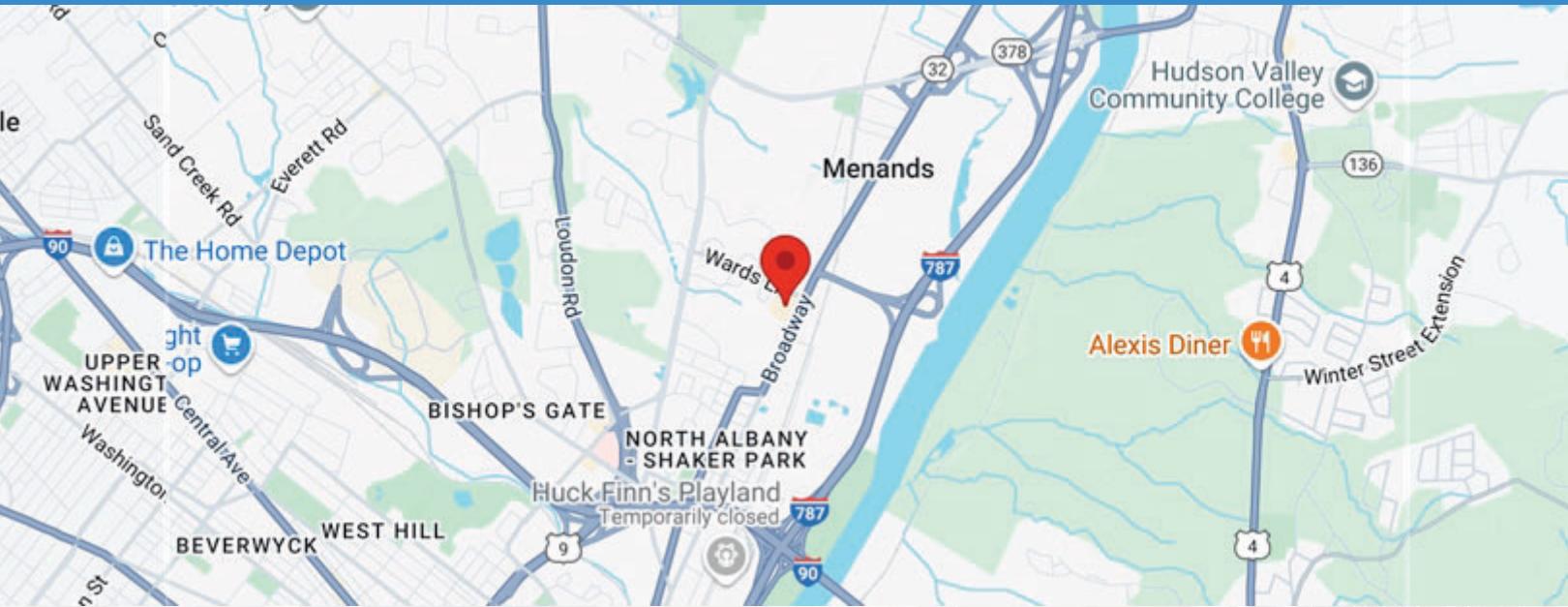
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POPULATION	1 MILE	3 MILE	5 MILE
2000 Population	5,828	76,519	207,185
2010 Population	6,437	81,138	216,021
2024 Population	6,983	84,489	222,745
2029 Population	7,243	84,629	221,756
2024-2029 Growth Rate	0.73 %	0.03 %	-0.09 %
2024 Daytime Population	7,010	116,293	293,036

2024 HOUSEHOLD INCOME	1 MILE	3 MILE	5 MILE
less than \$15000	359	6,806	13,274
\$15000-24999	201	3,324	7,895
\$25000-34999	212	2,638	6,262
\$35000-49999	301	3,725	8,651
\$50000-74999	594	5,500	14,733
\$75000-99999	441	3,678	10,841
\$100000-149999	512	6,332	18,223
\$150000-199999	247	2,780	7,926
\$200000 or greater	282	2,532	7,111
Median HH Income	\$ 69,732	\$ 57,808	\$ 67,646
Average HH Income	\$ 101,620	\$ 85,630	\$ 92,612

HOUSEHOLDS	1 MILE	3 MILE	5 MILE
2000 Total Households	2,711	33,088	86,303
2010 Total Households	2,912	34,736	90,125
2024 Total Households	3,151	37,316	94,916
2029 Total Households	3,339	38,345	96,967
2024 Average Household Size	2.18	2.11	2.14
2024 Owner Occupied Housing	1,239	12,419	40,895
2029 Owner Occupied Housing	1,291	12,957	42,366
2024 Renter Occupied Housing	1,912	24,897	54,021
2029 Renter Occupied Housing	2,048	25,388	54,601
2024 Vacant Housing	411	5,454	11,545
2024 Total Housing	3,562	42,770	106,461

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ABOUT MENANDS

Menands, NY is undergoing a promising commercial transformation driven by strategic redevelopment, infrastructure improvements, and a growing commitment to mixed-use and community-focused projects. Key investments, including the revitalization of former retail plazas, new housing developments and the expansion of biotech leader Regeneron, signal renewed economic momentum.



CITY OF MENANDS

County Albany

AREA

City	3.3 sq mi
Land	3.1 sq mi
Water	0.2 sq mi
Elevation	36 ft

POPULATION

Population	4,554
Density	1,487.26 sq mi

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