

# FOR LEASE - Retail Space Available

51-53 North Pearl St, Albany, NY 12207



\$: 14.00 / SF | MG + Utilities  
3,500 +/- SF

## Property Highlights

- Size: 3,500 +/- SF
- Price: \$14 / SF, Modified Gross + Utilities
- High visibility corner retail space
- 4 Large Store Front Windows (60"w x 72"h)
- Sub-dividable: two 1,750 +/- SF Suites, separate entrances, two large windows for each suite.
- 42' frontage to North Pearl

## Property Information

Prime North Pearl St. frontage retail space now available at the very competitive rental rate of \$14.00 per SF Modified Gross + Utilities. The footprint is approximately 3500 SF but can be sub-divided. Would make a great retail, cafe, coffee shop, etc. location. Space will be delivered as a vanilla box at the \$14.00 modified gross rental rate.

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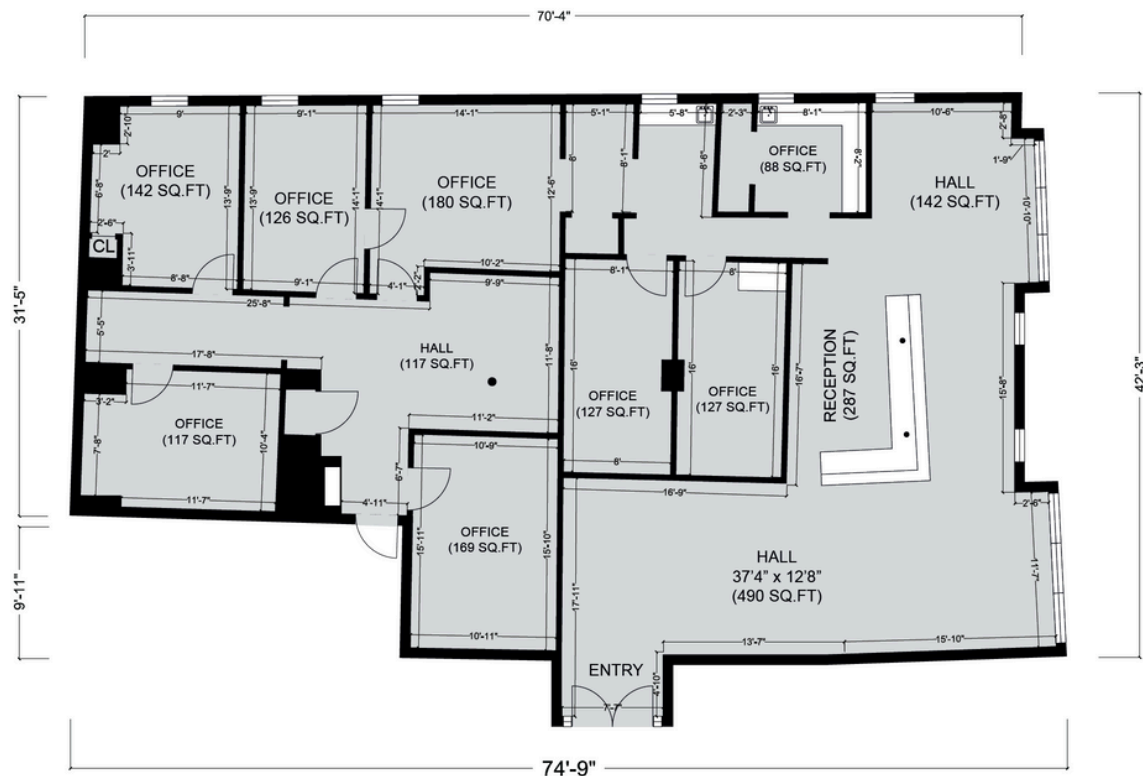
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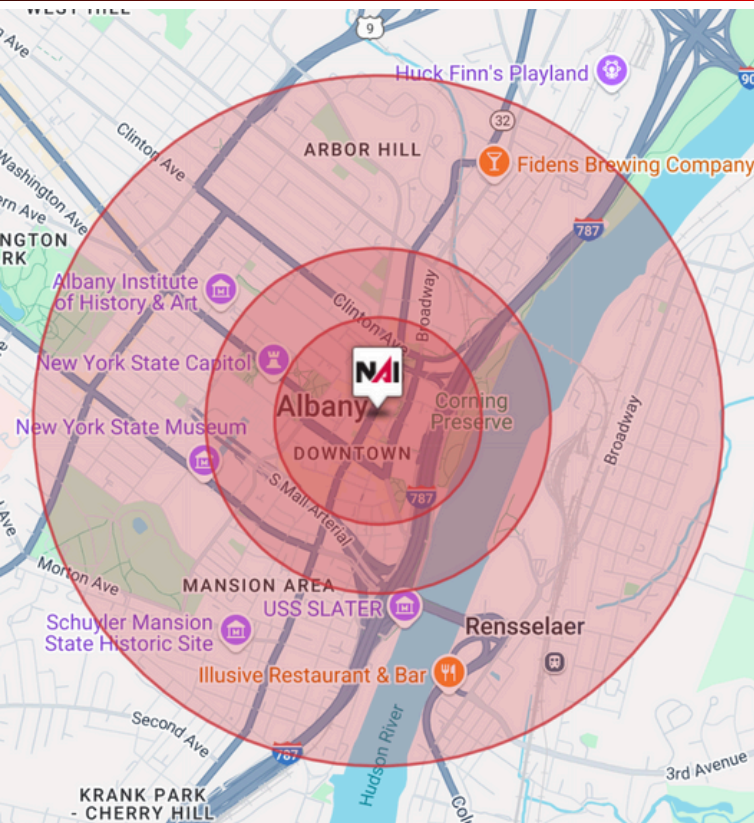
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# Floor Plan



## Demographics Of Surrounding Area



	0.3 Miles	0.5 Miles	1 Miles
Total households	846	2,337	12,714
Total population	1,302	4,001	24,997
Population white	49.3%	40.3%	38.1%
Population black	33.7%	41.2%	41.0%
Population hispanic	8.3%	11.3%	12.5%
Population asian	5.2%	5.0%	6.0%
Population pacific islander	0.2%	0.1%	0.1%
Population american indian	0.5%	0.6%	0.6%
Population other	3.6%	4.7%	5.0%
Persons per household	1.5	1.7	2
Average household income	\$80,069	\$76,303	\$66,743
Average house value	\$279,209	\$252,400	\$224,398
Average age	41	39	37
Average age male	42	39	37
Average age female	40	38	37

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