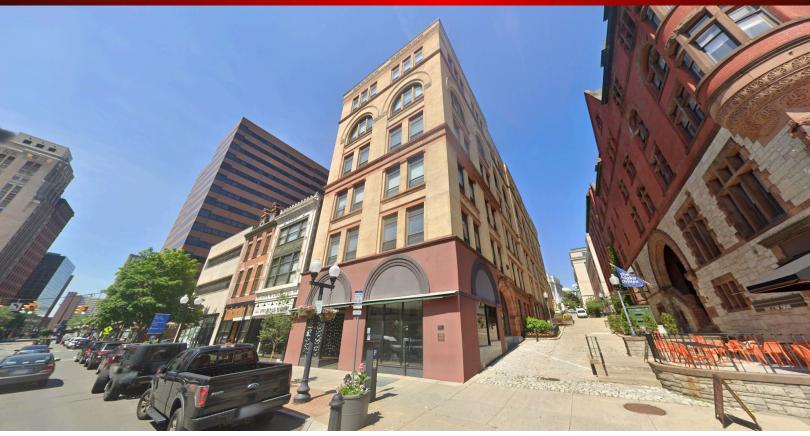
FOR LEASE - Retail Space Available

58 North Pearl St, Albany, NY 12207





\$: 15.00 / SF NNN 2,580 +/- SF

Property Highlights

- Size: 2,580 +/- SF
- Corner visibility facing North Pearl and Steuben Place
- 1st Floor storefront retail space
- 43' frontage w/ 16' ceiling heights
- · 8' high storefront glass windows facing both streets
- \$3,225/mo NNN rental rate
- Vanilla box delivery

Property Information

High visibility 2,580 SF retail space on the corner of North Pearl and Steuben Place on the 1st floor of the recently re-developed Steuben Place Apartments. 43' frontage to the street w/8' high storefront glass windows facing both streets and 16' ceiling height. MU-DT zone permits uses including food service, tavern, salon/spa, medical, gym, and many other general retail uses. High pedestrian traffic and 8500 AADT vehicular traffic. Landlord will deliver a vanilla box at the \$3,225/mo NNN plus \$499/month in nets. Rental rate and will work w/ tenants providing amenities for upstairs apartments.

William "Felton" McLaughlin | CCIM, SIOR

o: 518 465 1400 Ext. 208

c: 518 428 1164

e: fmclaughlin@naiplatform.com

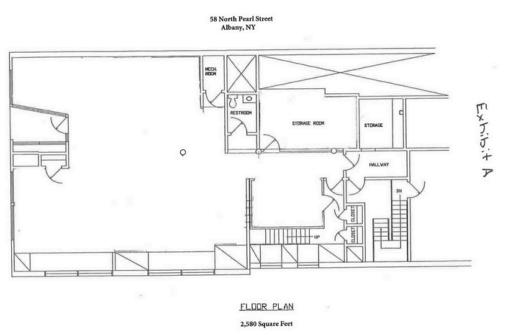








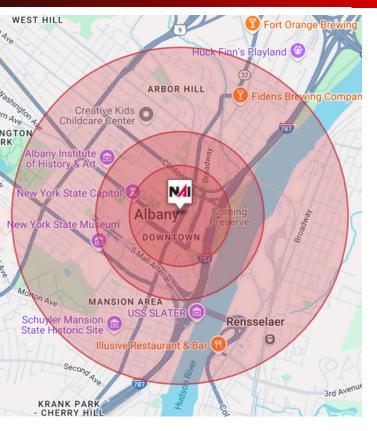
Floor Plan







Demographics Of Surrounding Area



	0.3 Miles	0.5 Miles	1 Miles
Total households	862	1,974	12,804
Total population	1,417	3,435	25,293
Population white	43.0%	38.6%	37.3%
Population black	40.0%	43.9%	41.6%
Population hispanic	9.2%	10.3%	12.6%
Population asian	4.9%	4.8%	6.0%
Population pacific islander	0.1%	O.1%	0.1%
Population american indian	0.6%	0.6%	0.6%
Population other	3.8%	4.1%	5.2%
Persons per household	1.6	1.7	2
Average household income	\$79,291	\$79,495	\$66,588
Average house value	\$267,400	\$260,796	\$221,724
Average age	40	39	37
Average age male	41	39	37
Average age female	39	38	37

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.







