



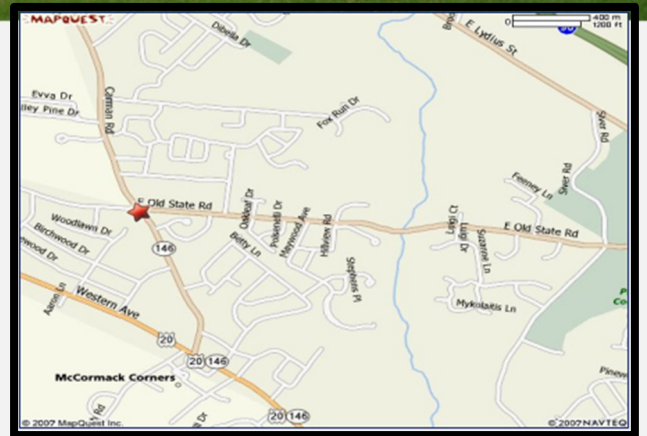
Vanguard-Fine, LLC

Commercial Real Estate Professionals
www.vanguardfine.com

For Lease

Carman Plaza
3770 Carman Rd
Guilderland NY

Carman Plaza



Great Neighborhood Shopping Center located on the Guilderland/ Rotterdam NY border. Property would be ideal for retail service uses, office, or other retail related service! Excellent visibility, accessibility, and Parking.

SPACE: RETAIL OFFICE	AVAILABILITY:		
Medical, Office, Finance Co., Retail	1,750/ 1,750Sq. Ft.		
DETAILS: \$12.00 NNN	1mi	3mi	5mi
Traffic: 25,900 +/- VPD	Population: 4,619	17,761	78,967
	HHI: \$95,043	\$82,019	\$69,928

plan is for informational purposes only and no representations are made. Current conditions This must be confirmed by each prospective buyer/tenant.

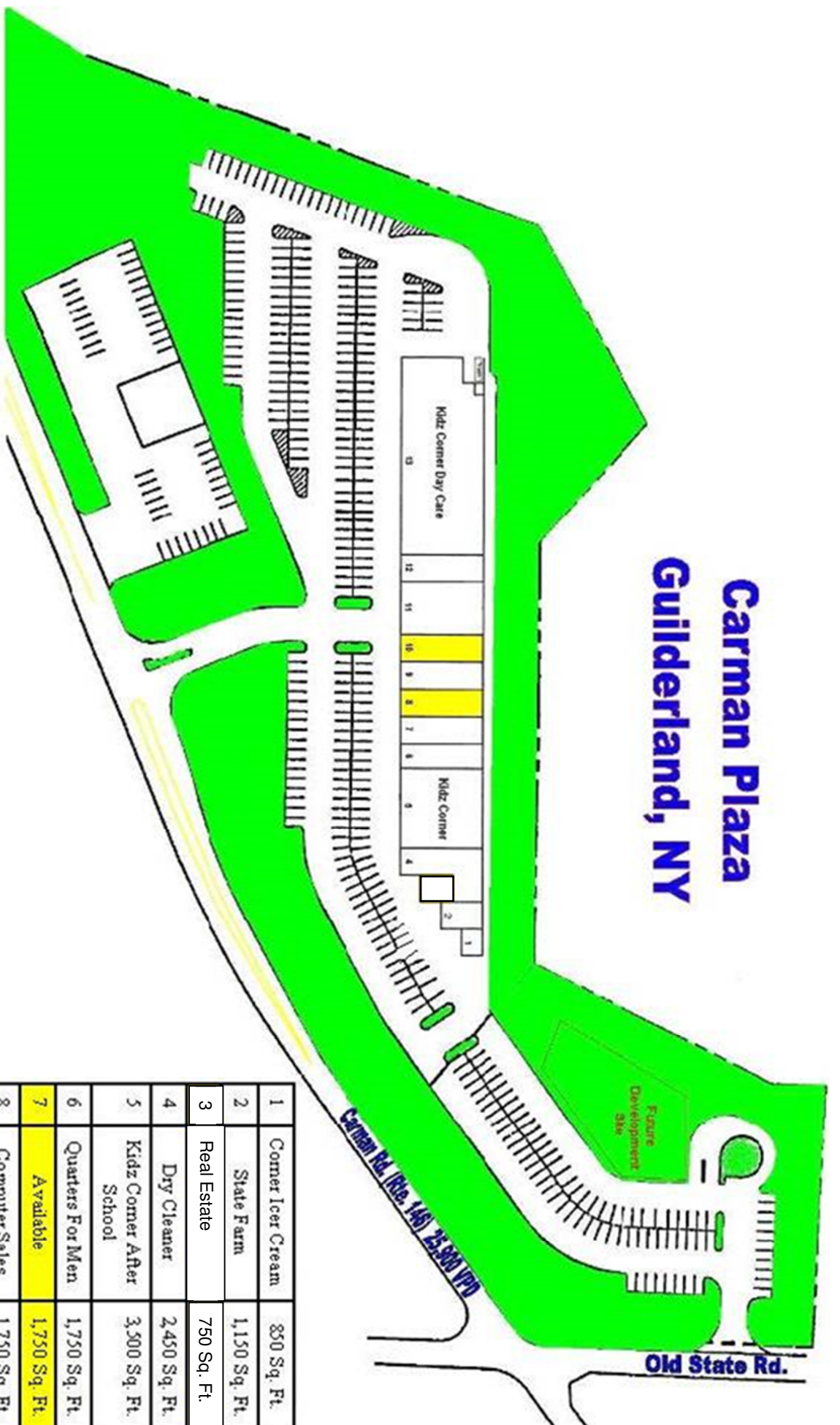
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1529 Western Ave., Albany, New York 12203



MLS#:
24001305

Carman Plaza Guilderland, NY



1	Corner Icer Cream	830 Sq. Ft.
2	State Farm	1,150 Sq. Ft.
3	Real Estate	750 Sq. Ft.
4	Dry Cleaner	2,450 Sq. Ft.
5	Kidz Corner After School	3,500 Sq. Ft.
6	Quarters For Men	1,750 Sq. Ft.
7	Available	1,750 Sq. Ft.
8	Computer Sales	1,750 Sq. Ft.
9	Nails	1,750 Sq. Ft.
10	Available	1,750 Sq. Ft.
11	Chef's Take Out	3,000 Sq. Ft.
12	Bamboo Chinese	1,750 Sq. Ft.
13	Kidz Daycare	10,752 Sq. Ft.