

FOR LEASE

# Former Grocery Box

41 Vista Boulevard, Slingerlands, NY 12159



## PROPERTY INFO

- Former grocery box with lease in place until 2032.
- Neighboring businesses include Market 32, Bellini's Italian Eatery, Broadview Federal Credit Union, Dunkin Donuts, and Plug Power's new headquarters with over 1,100 employees and a potential 1,600 more in the next five years.
- Built in 2012.
- Household income averages \$198,000 within a 1-mile radius.
- Ceiling Heights: 14' to the existing acoustical, 21' 8" to the deck at the rear of the building, and 25' 6" to the deck at the front of the building.

## 2024 Demographics

	1 Mile	3 Miles	5 Miles
Population	1,450	33,077	131,725
Average HH Income	\$198,993	\$157,905	\$122,201
Est. Adj. Daytime Demographics (16+)	1,267	21,439	107,757

## AVAILABLE SPACE

- ± 69,106 SF

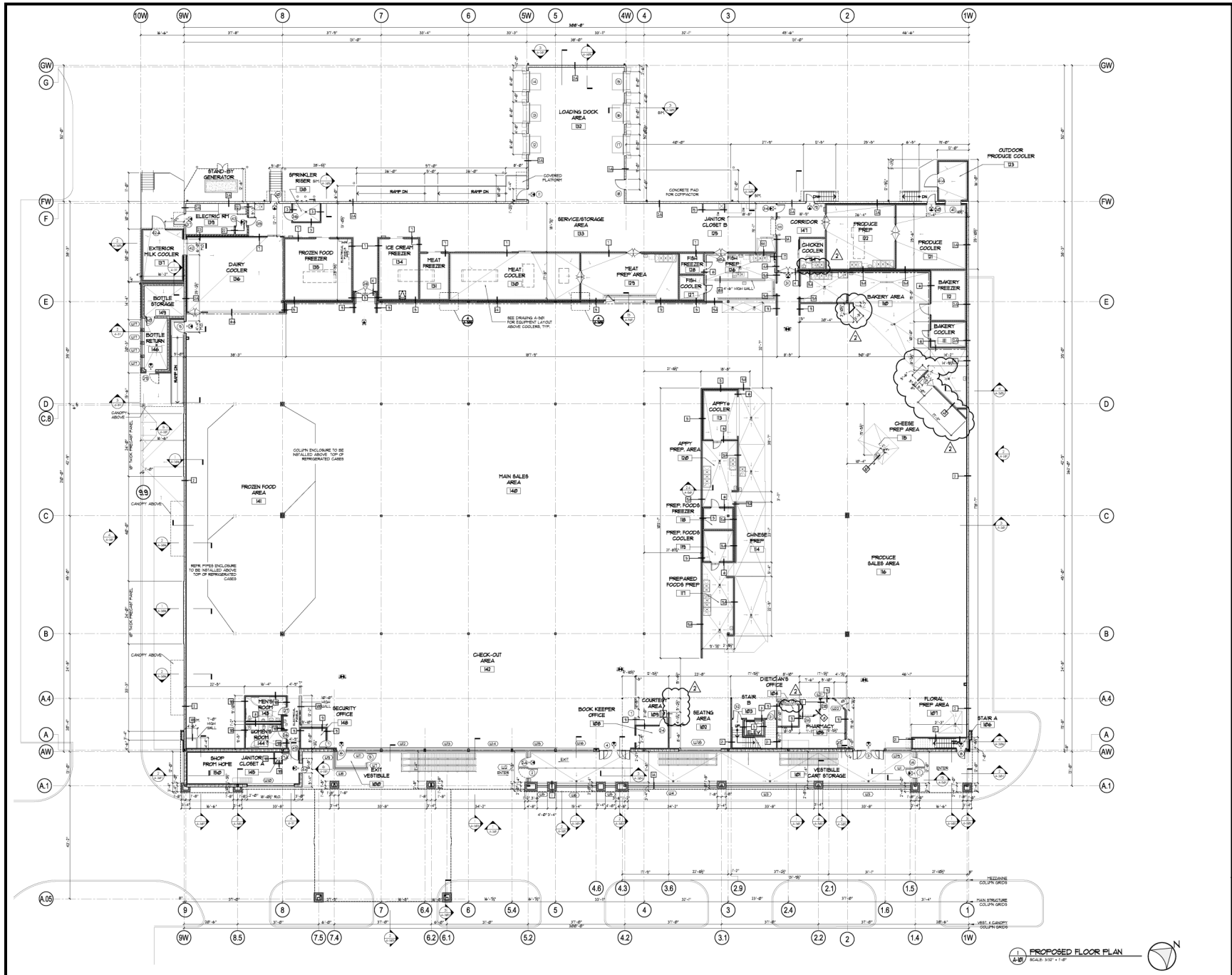
## CALL FOR PRICING

Alex Kutikov, Principal  
Licensed Real Estate Broker

Gordon Heeps, Principal  
Licensed Real Estate Broker



Value...through performance



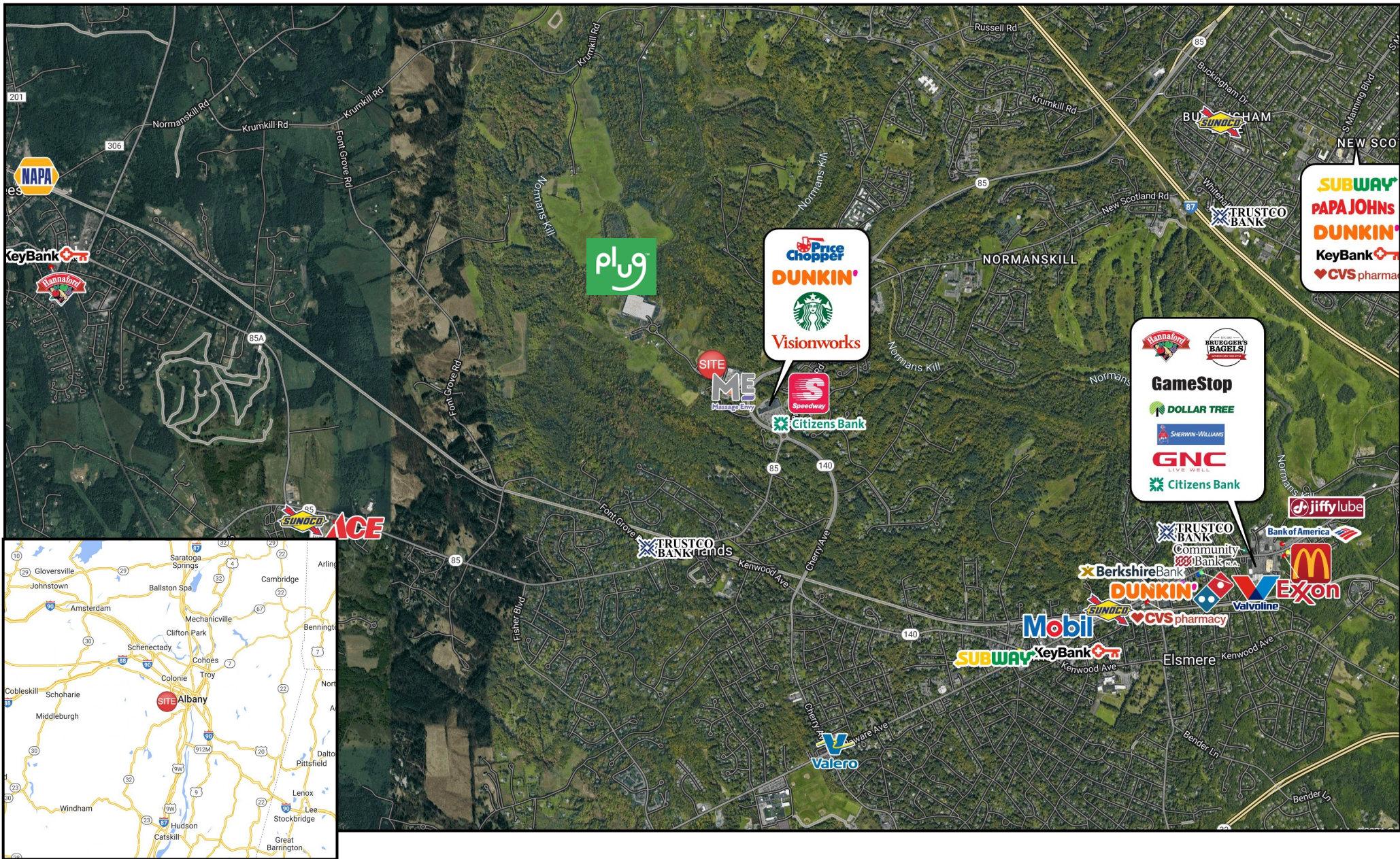
PROPOSED FLOOR PLAN  
SCALE: 1/8" = 1'-0"



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