

1225 WESTERN AVE

Albany, NY 12203-3317

FOR LEASE | RETAIL SPACE

EXECUTIVE SUMMARY



OFFERING SUMMARY

Available SF:	13,482 SF
Lease Rate:	Negotiable
Lot Size:	3.01 Acres
Year Built:	1996
Building Size:	39,846 SF
Zoning:	C1
MLS#:	202600506

PROPERTY OVERVIEW

A rare opportunity of 13,482± SF former Rite Aid in one of Albany's strongest neighborhood retail corridors. Located just steps from the main entrance to University at Albany, the property benefits from outstanding visibility, steady daily traffic, and a built-in customer base of students, faculty, area residents, and commuters.

Surrounded by an established mix of national retailers, restaurants, and service-oriented businesses, this location offers the co-tenancy and convenience today's retailers look for. The site features strong frontage along Western Avenue, ample parking, and easy access, making it an ideal fit for retail, medical, fitness, entertainment, or specialty users seeking a high-profile presence in a proven trade area.

PROPERTY HIGHLIGHTS

- High visibility and traffic location.
- Generous parking for employees and clients.
- Easy access to major highways and thoroughfares.

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VF Vanguard-Fine, LLC
Commercial Real Estate Professionals

Vanguard-Fine, LLC Commercial Real Estate Professionals is a Licensed Real Estate Broker
This plan is for informational purposes only and no representations are made. Current conditions must be confirmed by each prospective buyer/tenant

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ADDITIONAL PHOTOS



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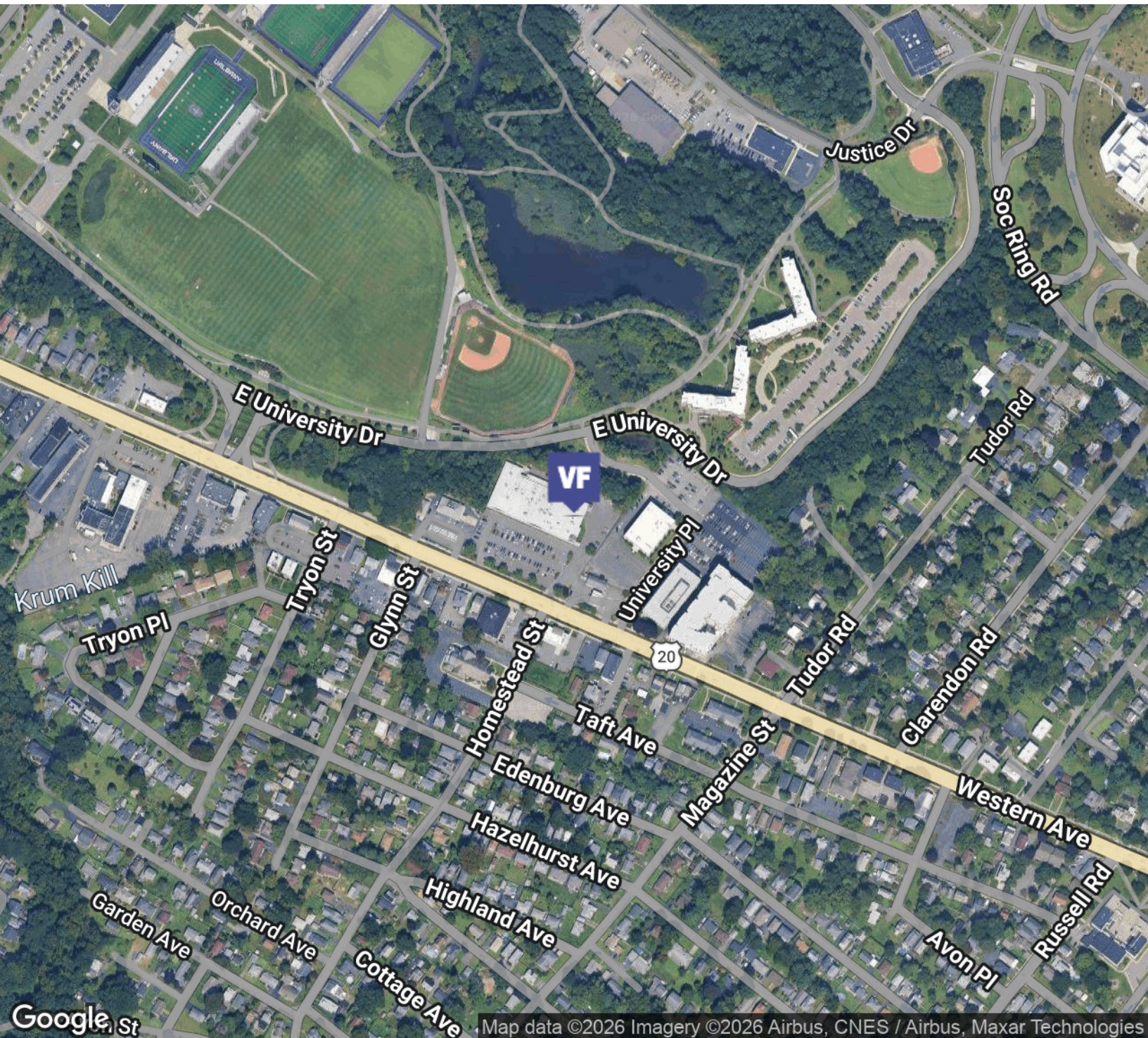
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LOCATION MAP



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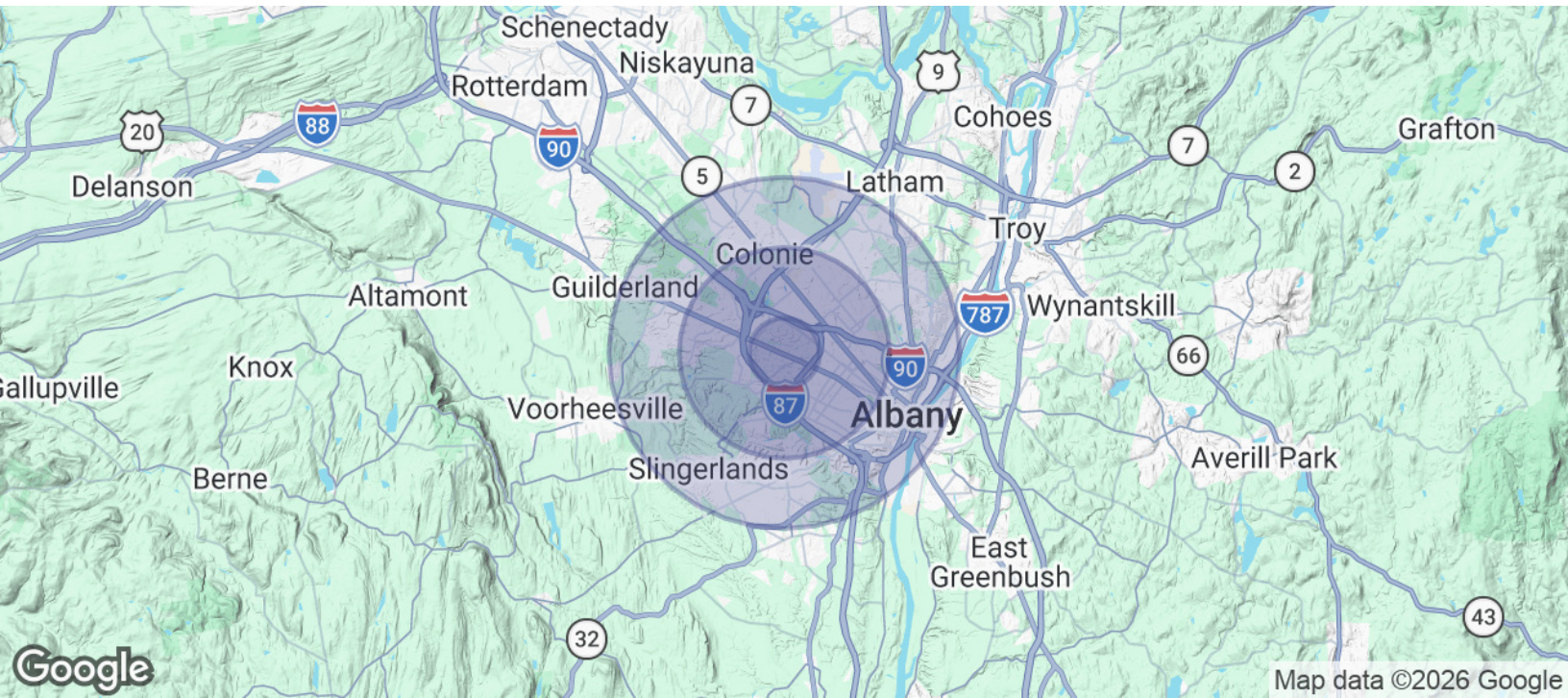
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DEMOGRAPHICS MAP & REPORT



POPULATION

	1 MILE	3 MILES	5 MILES
Total Population	10,435	92,587	184,733
Average Age	35.6	37.1	38.8
Average Age (Male)	34.4	36.7	37.2
Average Age (Female)	38.3	38.3	40.2

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total Households	3,541	38,453	79,194
# of Persons per HH	2.9	2.4	2.3
Average HH Income	\$107,302	\$95,301	\$103,297
Average House Value	\$255,632	\$261,162	\$302,301

2023 American Community Survey (ACS)

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