

FOR SALE

42 S MAIN ST
VOORHEESVILLE, NY 12186

RECENTLY
CONSTRUCTED,
TURNKEY
RESTAURANT
LOCATED IN THE
HEART OF
VOORHEESVILLE



+/-4,976 TURNKEY RESTAURANT & BAR

- Newly constructed, high-quality trophy hospitality asset completed in 2023
- Spacious dining areas with seating for approximately 164 guests plus outdoor patio seating
- Private event space ideal for corporate events, parties, and community gatherings
- Year-round golf simulator entertainment area creating additional revenue opportunities
- Prominent corner location with exceptional visibility and signage
- Ample on-site parking serving both patrons and staff
- Surrounded by strong residential demographics in one of Albany's most desirable communities
- Minutes from Delmar, Guilderland, Altamont, and Downtown Albany
- Attractive contemporary-rustic interior with high-end finishes throughout
- Rare opportunity to acquire a flagship restaurant property in a supply-constrained market
- FF&E included for a seamless transition and immediate operation
- Strong destination appeal drawing customers from throughout the Capital Region

FOR SALE \$1,695,000
(\$340 PSF)

FOR MORE
INFORMATION,
PLEASE CONTACT

RUDY R. LYNCH, CCIM
NYS Associate Real Estate Broker
(518) 337-3705 mobile
Rudy@CarrowRealEstate.com



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MAIN LEVEL



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LOWER LEVEL



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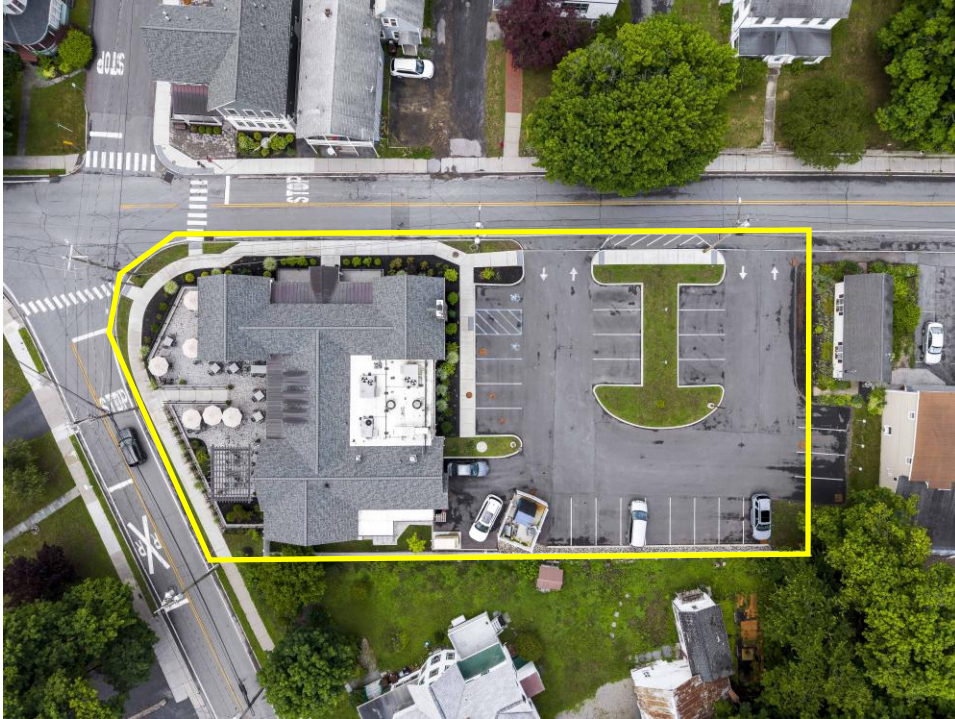
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Building Size: +/-4,976 SF

Lot Size: ±0.57 Acres

Year Built: 2023

Stories: One Story

Zoning: Main Street East (MSE)

Parking: Ample On-Site Parking - 26 Spaces

Seating Capacity: Approximately 164 Indoor Seats

Outdoor Seating: Patio Seating

Golf Simulators: Two (2) Private Golf Simulator Bays

Utilities: Municipal Water & Sewer

Fire Protection: Fully Sprinklered Building

Accessibility: ADA Compliant

FF&E: Included - Inventory List Available Upon Request

Condition: Excellent - Like New Construction

Occupancy: Available for Immediate Owner/User

Taxes: \$15,648.02 (\$3.14 PSF)

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PRIME LOCATION. STRONG ACCESS. EXCEPTIONAL VISIBILITY.



DRIVE TIME TO KEY DESTINATIONS

Delmar	5 MINUTES
Slingerlands	7 MINUTES
Guilderland	10 MINUTES
I-87 (Exit 23)	10 MINUTES
I-90 (Exit 24)	12 MINUTES
Downtown Albany	15 MINUTES
Albany International Airport	25 MINUTES



TRAFFIC COUNTS

SOUTH MAIN STREET (RT 85A)	±15,000 VPD
NEARBY ROUTE 85	±34,000 VPD
INTERSTATE 87	±82,000 VPD

*Source: NYS DOT 2023 Traffic Data

DRAWING FROM A LARGE & AFFLUENT TRADE AREA



34,000+
RESIDENTS
WITHIN 5 MILES



15 MINUTES
TO DOWNTOWN
ALBANY



25 MINUTES
TO ALBANY
INTERNATIONAL AIRPORT

STRATEGIC LOCATION



**42 SOUTH MAIN STREET
VOORHEESVILLE, NY**



AFFLUENT
COMMUNITY



STRONG
ACCESS



EXCEPTIONAL
VISIBILITY

IDEAL ACCESS • STRONG VISIBILITY • ROBUST TRADE AREA

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AREA DEMOGRAPHICS

— STRONG AFFLUENT TRADE AREA —

DEMOGRAPHICS	1 MILE RADIUS	3 MILE RADIUS	5 MILE RADIUS
Population	4,000	13,500	34,000
Households	1,600	5,200	13,500
Average Household Income	\$135,000+	\$145,000+	\$140,000+
Median Household Income	\$110,000+	\$120,000+	\$115,000+
Owner Occupied Housing	80%+	78%+	75%+
Bachelor's Degree or Higher	50%+	48%+	45%+



MARKET HIGHLIGHTS

- Affluent suburban trade area with average household incomes exceeding \$140,000
- Highly educated consumer base
- Strong homeownership rates
- Draws from Voorheesville, Delmar, Slingerlands, Guilderland, New Scotland, Altamont & Albany
- Convenient access to more than 34,000 residents within a 5-mile radius



\$140,000+
AVERAGE HOUSEHOLD INCOME
(5 MILE RADIUS)



34,000+
RESIDENTS WITHIN
5 MILES



77%+
HOMEOWNERSHIP RATE



<50%
OF REPORTED DEVELOPMENT COST
(PRICE SIGNIFICANTLY BELOW REPLACEMENT COST)



STRONG LOCATION ADVANTAGES

- Located in vibrant downtown Voorheesville
- Surrounded by established retail, dining & local businesses
- Strong daytime & evening population
- High visibility on South Main Street (Route 85A)
- Ample on-site parking



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AFFLUENT COMMUNITY

STRONG ACCESS

EXCEPTIONAL VISIBILITY

IDEAL ACCESS • STRONG VISIBILITY • ROBUST TRADE AREA

Sources: Esri 2024 Estimates

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