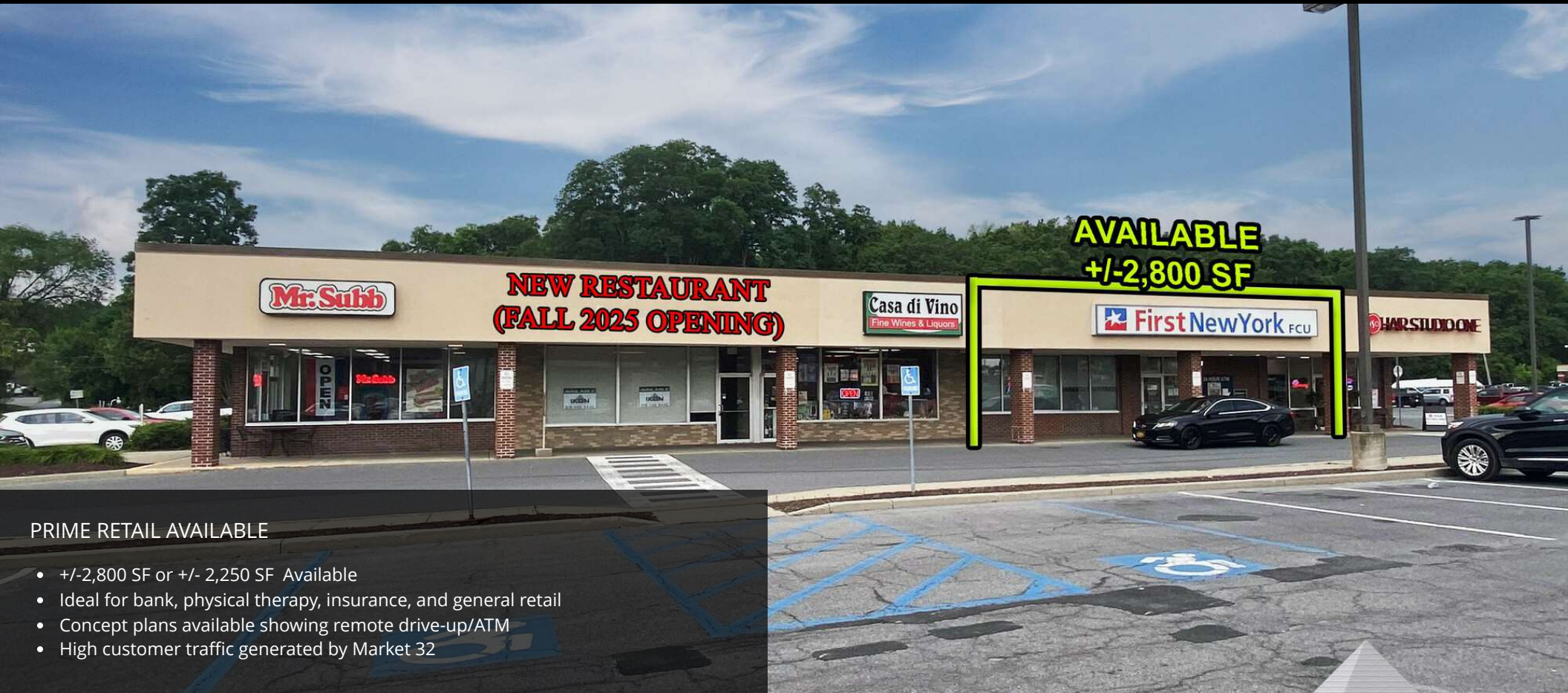


1879 Altamont Avenue, Schenectady, NY 12303

MARKET 32 ANCHORED SHOPPING

FOR LEASING - BANK/CREDIT UNION SPACE



PRIME RETAIL AVAILABLE

- +/-2,800 SF or +/- 2,250 SF Available
- Ideal for bank, physical therapy, insurance, and general retail
- Concept plans available showing remote drive-up/ATM
- High customer traffic generated by Market 32

For More Information:

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IKON
REALTY GROUP LLC

Member of:



Executive Summary



OFFERING SUMMARY

Lease Rate:	\$18.00 SF/yr plus NNN (NNN est. at \$6.55/SF)
Available SF:	2,800 SF or 2,250 SF
Shopping Center Size:	92,440 SF
Multi-Tenant Building Size:	11,316 SF
Lot Size:	10.55 Acres
Year Built:	1970
Zoning:	Commercial (B-2)
Market:	Schenectady
Submarket:	Rotterdam
Traffic Count:	21,197

PROPERTY OVERVIEW

A dynamic neighborhood shopping center located at one of the busiest intersections in the Rotterdam retail trade area. +/-2,800 SF or 2,250 SF retail available for lease. Concept plans available showing remote drive-up/ATM.

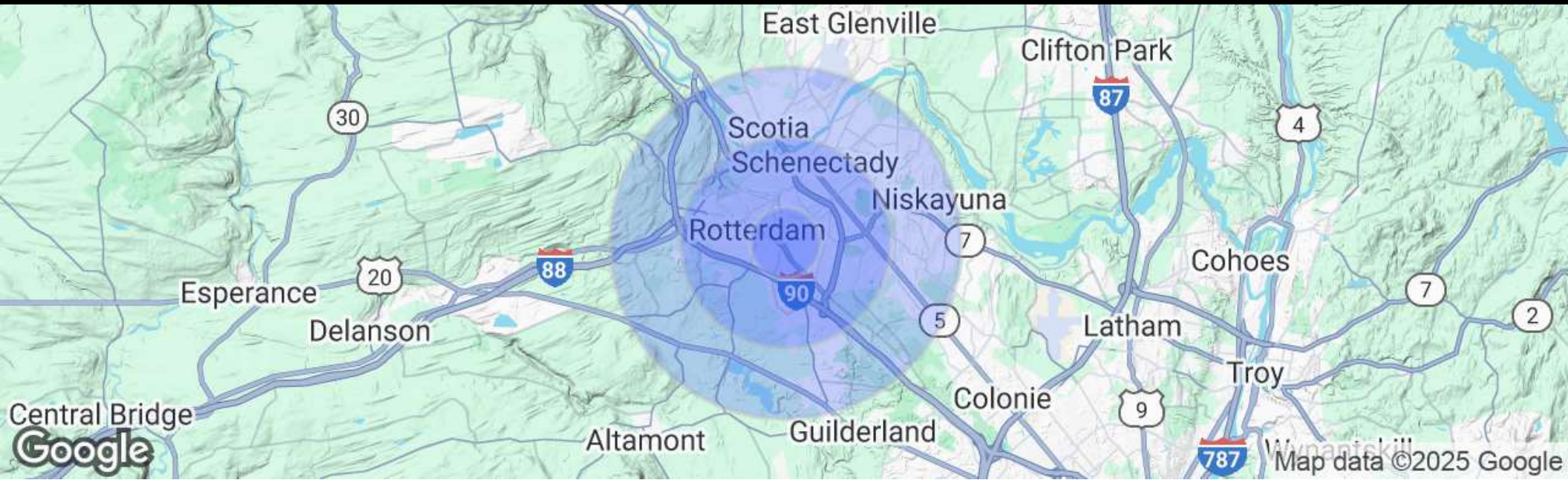
PROPERTY HIGHLIGHTS

- +/-2,800 SF, or
- +/-2,250 SF
- High profile property at the main intersection in Rotterdam's retail trade area
- +/-21,197 vehicles/day on Altamont Ave
- +/-17,522 vehicles/day on Curry Road
- Pylon sign placement
- Co-tenancy with Market 32, AutoZone, Mr. Subb, Hair Studio One, Casa di Vino Spirits, Design Nails, and a new Chinese restaurant (opening Fall 2025).

Additional Shopping Center Photos



Demographics Map & Report



POPULATION

	1 MILE	3 MILES	5 MILES
Total Population	12,943	89,599	161,882
Average age	39.7	38.2	38.6
Average age (Male)	37.6	36.2	36.5
Average age (Female)	41.6	40.3	40.4

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total households	5,005	33,827	62,249
# of persons per HH	2.6	2.6	2.6
Average HH income	\$59,549	\$53,486	\$61,261
Average house value	\$174,648	\$164,454	\$178,926

* Demographic data derived from 2020 ACS - US Census