

# 1839 CENTRAL AVENUE

Albany, NY 12205

FOR LEASE | RETAIL SPACE

EXECUTIVE SUMMARY



## OFFERING SUMMARY

Available SF: 1,110 - 2,117 SF

Lease Rate: Negotiable

Lot Size: 4.1 Acres

Building Size: 24,007 SF

MLS#: 24001106

## PROPERTY OVERVIEW

Great Neighborhood Shopping Center in the heart of Colonie, New York. Near the Intersection of Central Avenue and Route 155.

Space #3A - 2,117 Square Feet

Zoom Tan Space - 1,110 Square Feet

## PROPERTY HIGHLIGHTS

- Great Location
- Excellent Visibility
- Plenty Of Parking
- Well Maintained
- Pylon Sign

### Barry Feinman

Principal Licensed Real Estate Broker  
518.424.8450  
518.862.0861 x202  
bfeinman@vanguardfine.com

### Kenneth Brownell

Principal Licensed Real Estate Broker  
518.424.5094  
518.862.0861 x201  
kbrownell@vanguardfine.com

### Ben Feinman

Licensed Real Estate Salesperson  
518.364.2114  
518.862.0861 x206  
ben@vanguardfine.com



**VF Vanguard-Fine, LLC**  
Commercial Real Estate Professionals

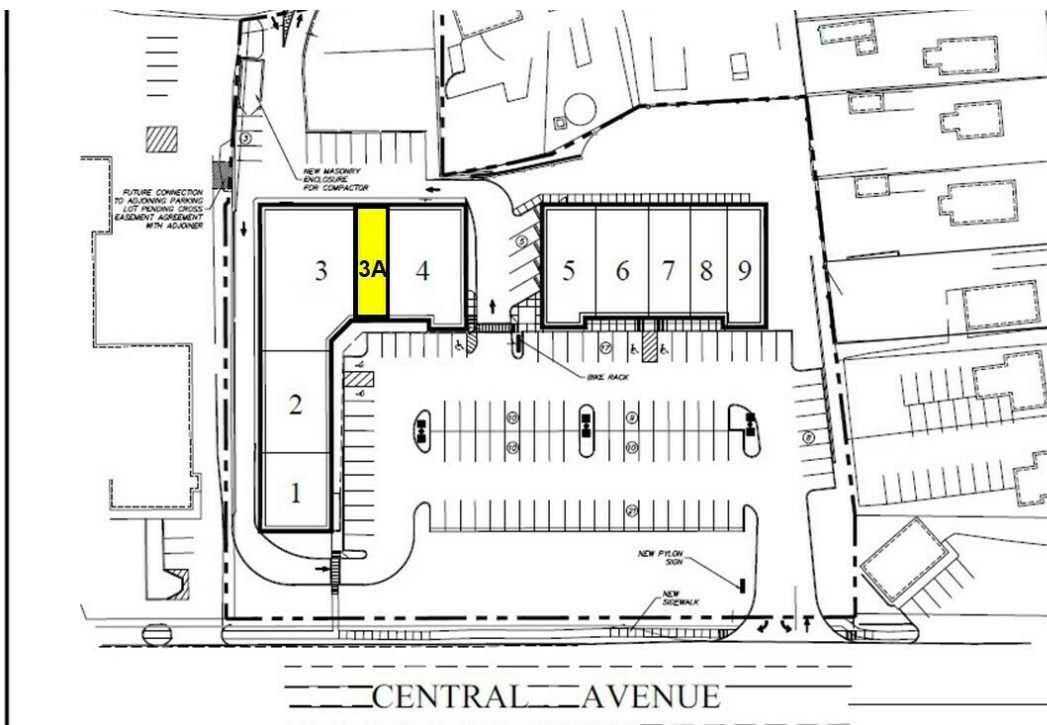
Vanguard-Fine, LLC Commercial Real Estate Professionals is a Licensed Real Estate Broker  
This plan is for informational purposes only and no representations are made. Current conditions must be confirmed by each prospective buyer/tenant

# 1839 CENTRAL AVENUE

Albany, NY 12205

FOR LEASE | RETAIL SPACE

ADDITIONAL PHOTOS



## TENANT INDEX

1	AAA ELITE MEDICAL	2,016 SF
2	MR. DEALZ	2,188 SF
3	METABOLIC FITNESS	4,920 SF
3A	VACANT	2,117 SF
4	LEGACY DISPENSERS	3,025 SF
5	MAZADAR RESTAURANT	2,355 SF
6	ZOOMTAN/ALL STATE INSURANCE	2,210 SF
7	NAIL SALON	1,700 SF
8	JAY ELLIS BARBERSHOP	1,520 SF
9	WHIP MY HAIR SALON	1,750 SF

### Barry Feinman

Principal Licensed Real Estate Broker  
518.424.8450  
518.862.0861 x202  
bfeinman@vanguardfine.com

### Kenneth Brownell

Principal Licensed Real Estate Broker  
518.424.5094  
518.862.0861 x201  
kbrownell@vanguardfine.com

### Ben Feinman

Licensed Real Estate Salesperson  
518.364.2114  
518.862.0861 x206  
ben@vanguardfine.com



**VF Vanguard-Fine, LLC**  
Commercial Real Estate Professionals

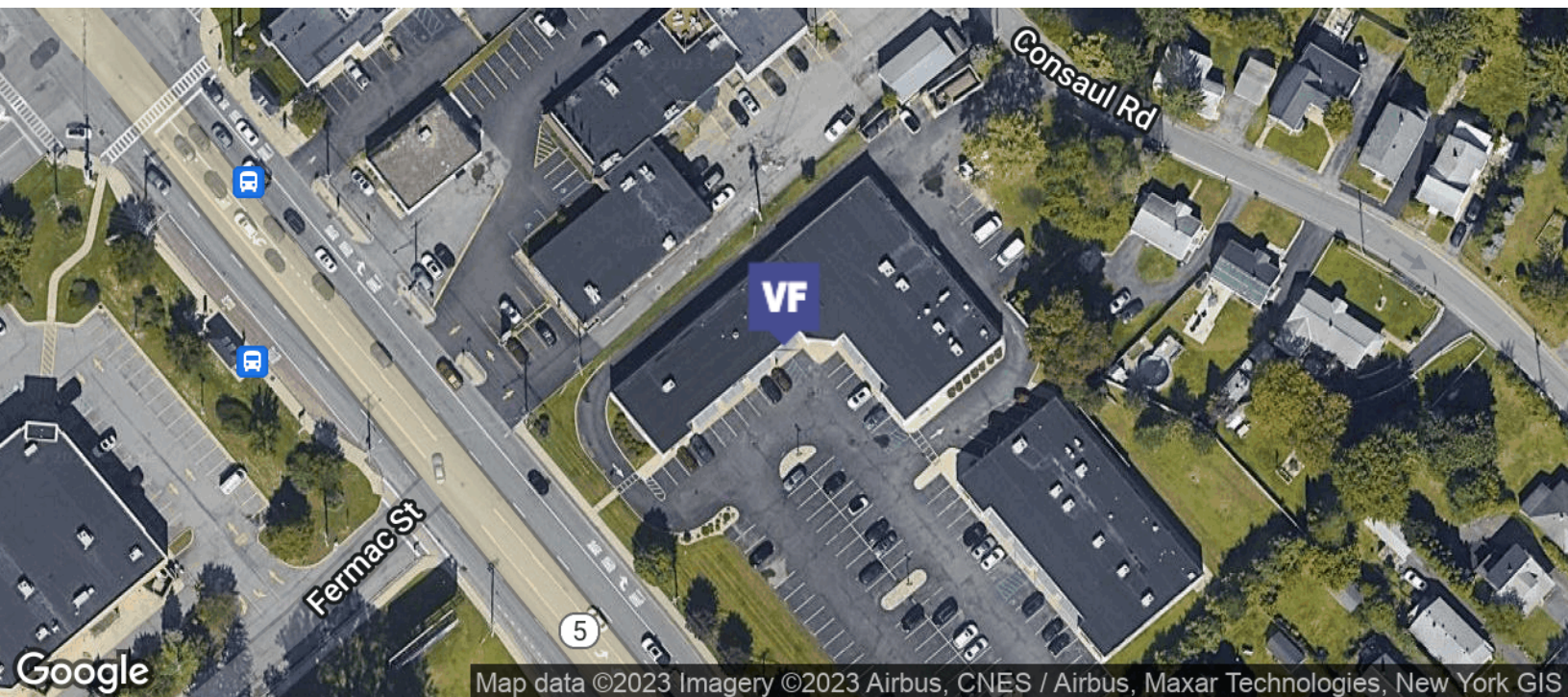


# 1839 CENTRAL AVENUE

Albany, NY 12205

FOR LEASE | RETAIL SPACE

LOCATION MAP



## Barry Feinman

Principal Licensed Real Estate Broker  
518.424.8450  
518.862.0861 x202  
bfeinman@vanguardfine.com

## Kenneth Brownell

Principal Licensed Real Estate Broker  
518.424.5094  
518.862.0861 x201  
kbrownell@vanguardfine.com

## Ben Feinman

Licensed Real Estate Salesperson  
518.364.2114  
518.862.0861 x206  
ben@vanguardfine.com



**VF Vanguard-Fine, LLC**  
Commercial Real Estate Professionals

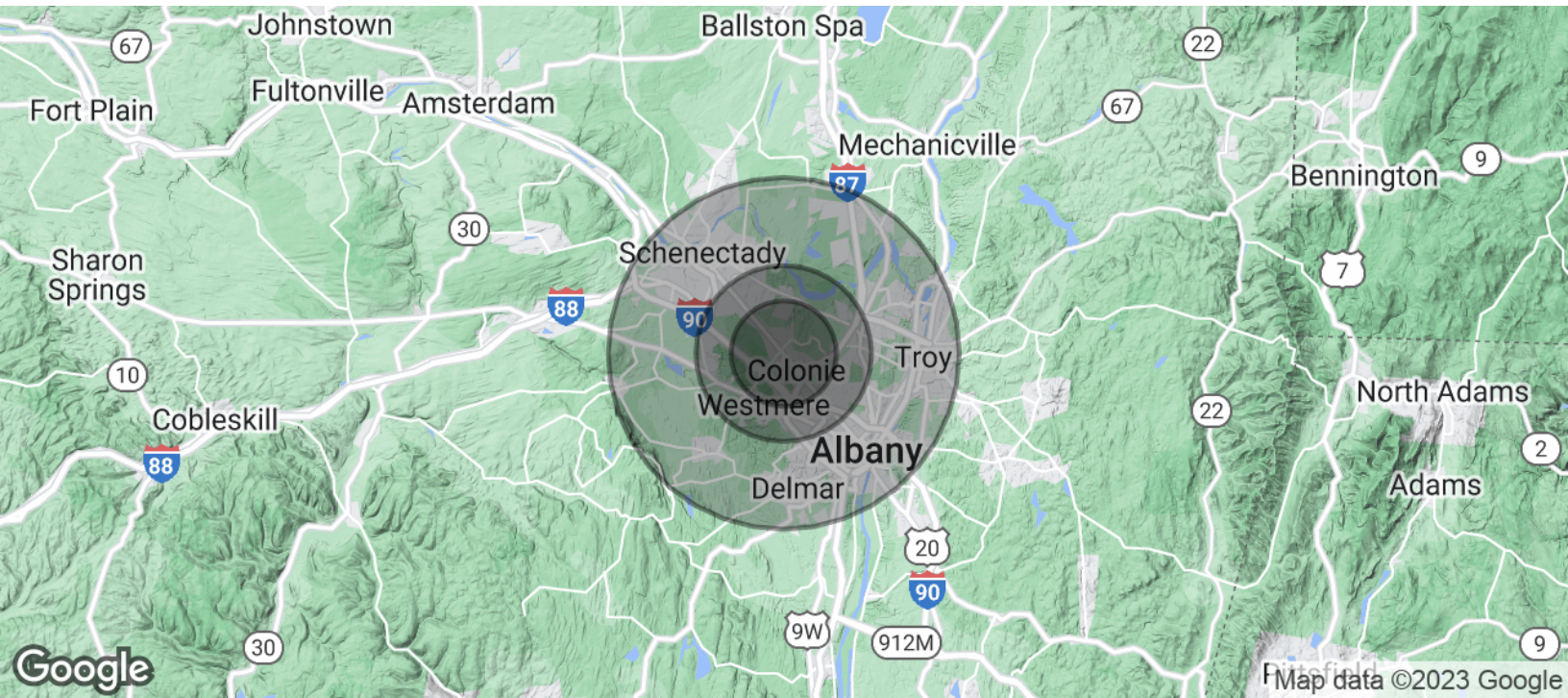


# 1839 CENTRAL AVENUE

Albany, NY 12205

FOR LEASE | RETAIL SPACE

DEMOGRAPHICS MAP & REPORT



## POPULATION

### 3 MILES

### 5 MILES

### 10 MILES

Total Population	34,365	117,383	516,328
Average Age	45.5	42.5	39.3
Average Age (Male)	41.2	39.7	37.9
Average Age (Female)	47.7	44.6	40.6

## HOUSEHOLDS & INCOME

### 3 MILES

### 5 MILES

### 10 MILES

Total Households	13,366	48,998	239,288
# of Persons per HH	2.6	2.4	2.2
Average HH Income	\$94,913	\$95,999	\$76,957
Average House Value	\$229,001	\$248,060	\$193,433

\* Demographic data derived from 2020 ACS - US Census

### Barry Feinman

Principal Licensed Real Estate Broker  
518.424.8450  
518.862.0861 x202  
bfeinman@vanguardfine.com

### Kenneth Brownell

Principal Licensed Real Estate Broker  
518.424.5094  
518.862.0861 x201  
kbrownell@vanguardfine.com

### Ben Feinman

Licensed Real Estate Salesperson  
518.364.2114  
518.862.0861 x206  
ben@vanguardfine.com



**VF Vanguard-Fine, LLC**  
Commercial Real Estate Professionals