

500 NORTHERN BLVD

Albany, NY 12204

FOR LEASE | RETAIL SPACE

EXECUTIVE SUMMARY



OFFERING SUMMARY

| | |
|----------------|--------------------------------------|
| Available SF: | 2,005 - 4,020 SF |
| Lease Rate: | \$18.00 SF/yr (NNN) |
| Lot Size: | 1.4 Acres |
| Year Built: | 2016 |
| Building Size: | 6,226 SF |
| Zoning: | C2 |
| Market: | Albany/Menands |
| Submarket: | Samaritan Hospital - Memorial Campus |
| MLS#: | 65.7-4-1.12 |
| Traffic Count: | 13,677 |

PROPERTY OVERVIEW

Prime Retail opportunities at our new retail space strategically located in Albany, NY, adjacent to a thriving Dunkin Donuts drive-thru and the recently developed Conifer Realty's 184-unit apartment building. Situated across from Samaritan Hospital - Memorial Campus, with easy access from I-90 and a strong residential backing, this site is at the heart of the bustling Albany Warehouse District, offering a dynamic and high-traffic environment for your business to flourish. Don't miss the chance to establish your presence in this vibrant and strategically positioned retail hub.

PROPERTY HIGHLIGHTS

- Divisible to 2 spaces - 2,015 & 2,005 SF
- Great for nail salon, QSR, tanning salon or service business
- Near Albany's "Warehouse Entertainment District"

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Commercial Real Estate Professionals

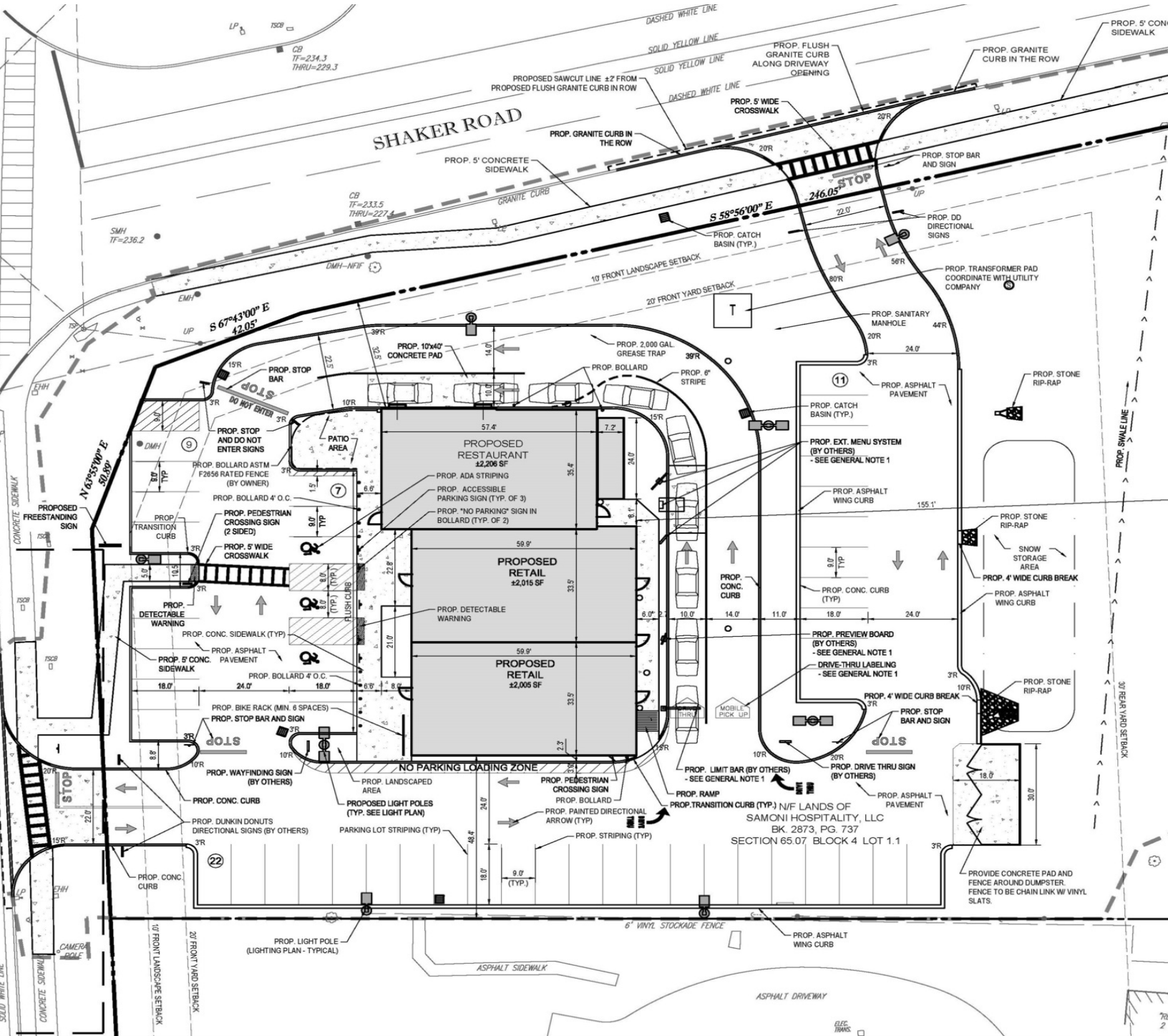
Vanguard-Fine, LLC Commercial Real Estate Professionals is a Licensed Real Estate Broker
This plan is for informational purposes only and no representations are made. Current conditions must be confirmed by each prospective buyer/tenant

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ADDITIONAL PHOTOS



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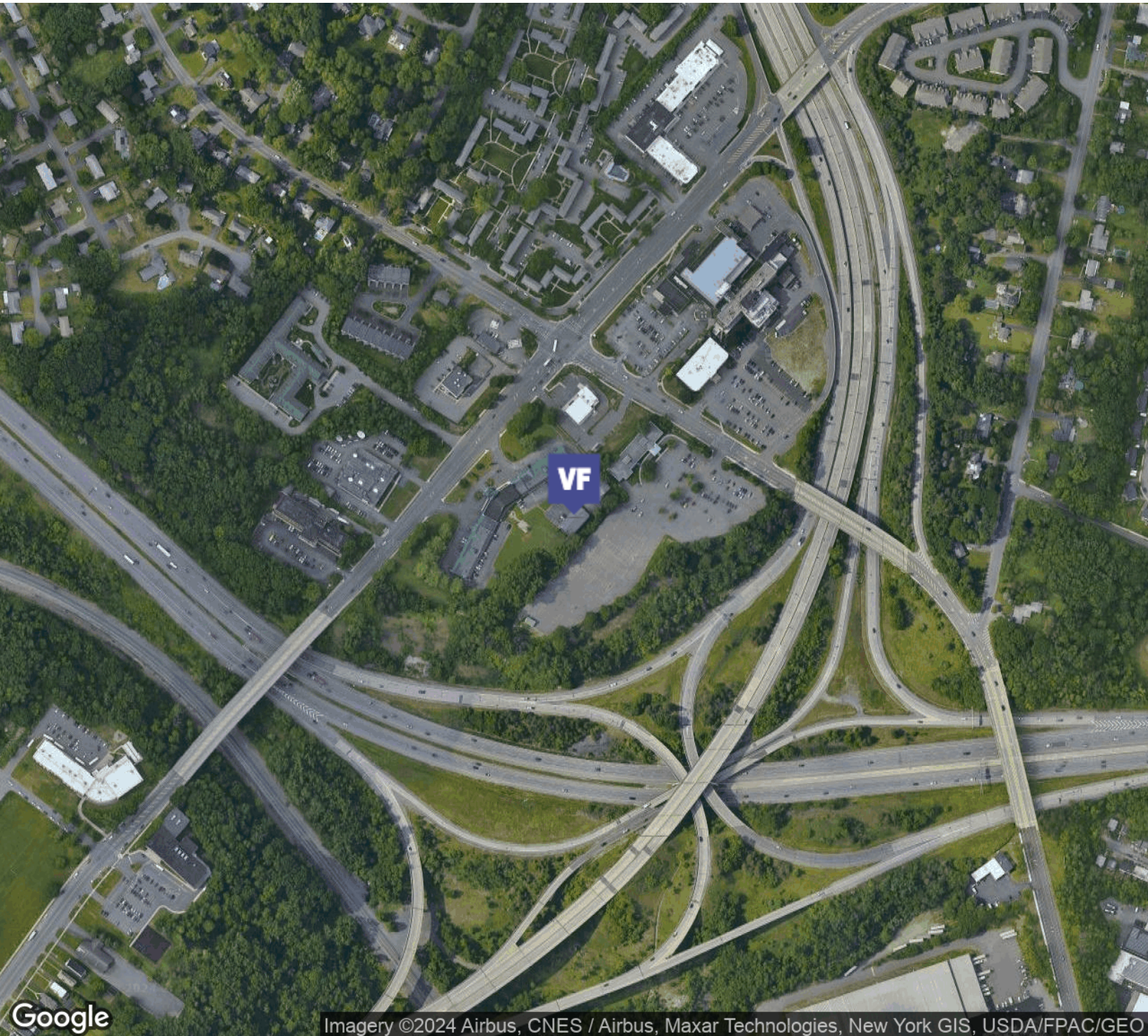
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LOCATION MAP



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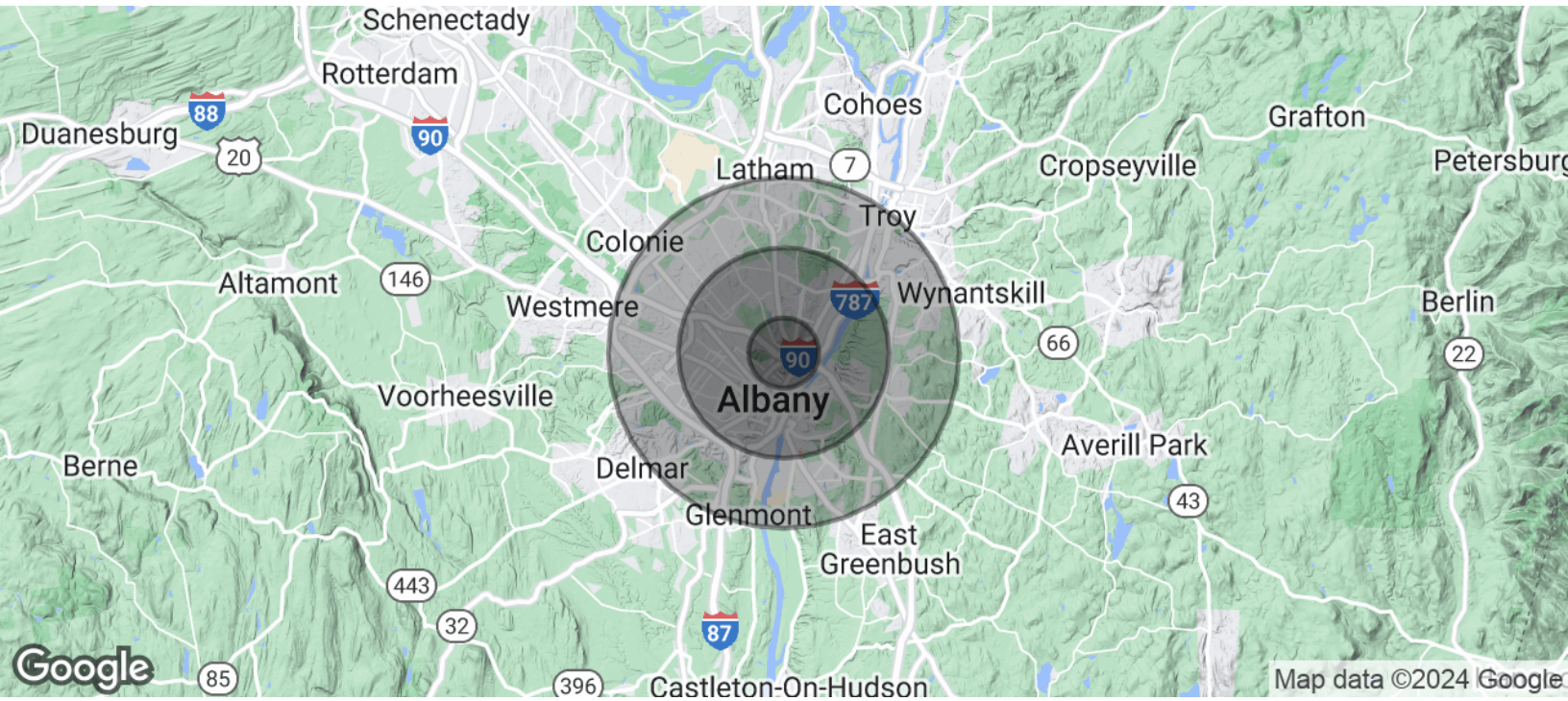
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DEMOGRAPHICS MAP & REPORT



POPULATION

| | 1 MILE | 3 MILES | 5 MILES |
|----------------------|--------|---------|---------|
| Total Population | 11,382 | 103,197 | 199,465 |
| Average Age | 32.0 | 34.5 | 36.8 |
| Average Age (Male) | 31.6 | 34.0 | 35.6 |
| Average Age (Female) | 35.3 | 35.2 | 37.8 |

HOUSEHOLDS & INCOME

| | 1 MILE | 3 MILES | 5 MILES |
|---------------------|-----------|-----------|-----------|
| Total Households | 5,910 | 53,056 | 95,687 |
| # of Persons per HH | 1.9 | 1.9 | 2.1 |
| Average HH Income | \$44,212 | \$62,023 | \$69,374 |
| Average House Value | \$119,255 | \$160,394 | \$182,969 |

* Demographic data derived from 2020 ACS - US Census

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