

**FOR  
LEASE**

# 2093 WESTERN AVE.

GUILDERLAND, NEW YORK

## **PRIME RETAIL/ OFFICE SPACE**



+/- 1,500 SF RETAIL / OFFICE SUITE

GREAT FOR ANY NUMBER OF RETAIL/OFFICE USES  
INCLUDING SPA, DISPENSARY, SALON AMONG OTHERS.

INCREDIBLE VISIBILITY AND EXPOSURE

OVER 40,000 CARS PASSING BY EVERY DAY

SECONDS FROM I-87 & I-90

ADJACENT TO 20 MALL WITH TENANTS INCLUDING MARKET  
32, VENT FITNESS, CAFÉ ITALIA, JUNIOR'S BAR & GRILL,  
DUNKIN DONUTS, STARBUCKS, AMONG OTHERS

CURRENTLY BUILT-OUT WITH RESTROOM

AMPLE ON-SITE PARKING

FOR MORE  
INFORMATION  
PLEASE  
CONTACT

**KYLE J. BRADLEY, CPA**  
NYS Licensed Real Estate Salesperson  
(845) 325-1568 mobile  
kbradley@CarrowRealEstate.com

**FOR LEASE**  
**\$3,200 / MONTH PLUS UTILITIES**  
**(\$25.60 PSF)**



Adding Value Through Professional Real Estate Services

the information herein has not been verified, and is provided without warranty unless otherwise guaranteed in writing.  
readers are advised to investigate and verify same prior to entering into a transaction.

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## **SPA SUITES**



MULTIPLE ROOMS AVAILABLE FOR RENT INDIVIDUALLY OR AS A BUNDLE

RENT INCLUDES:

- USE OF SEPARATE ENTRANCE
- TWO (2) BATHROOMS
- LINENS
- WAITING ROOM

PRICING VARIES BASED ON INDIVIDUAL ROOM SIZE. BUNDLE PRICING IS AVAILABLE.

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**SALON**



TURNKEY SALON OPPORTUNITY IN ESTABLISHED LOCATION

MULTIPLE CHAIRS AVAILABLE FOR RENT INDIVIDUALLY OR  
AS A BUNDLE

CALL FOR MORE DETAILS AND PRICING



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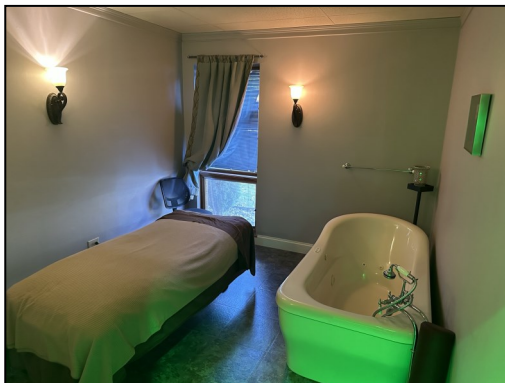
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PHOTOS



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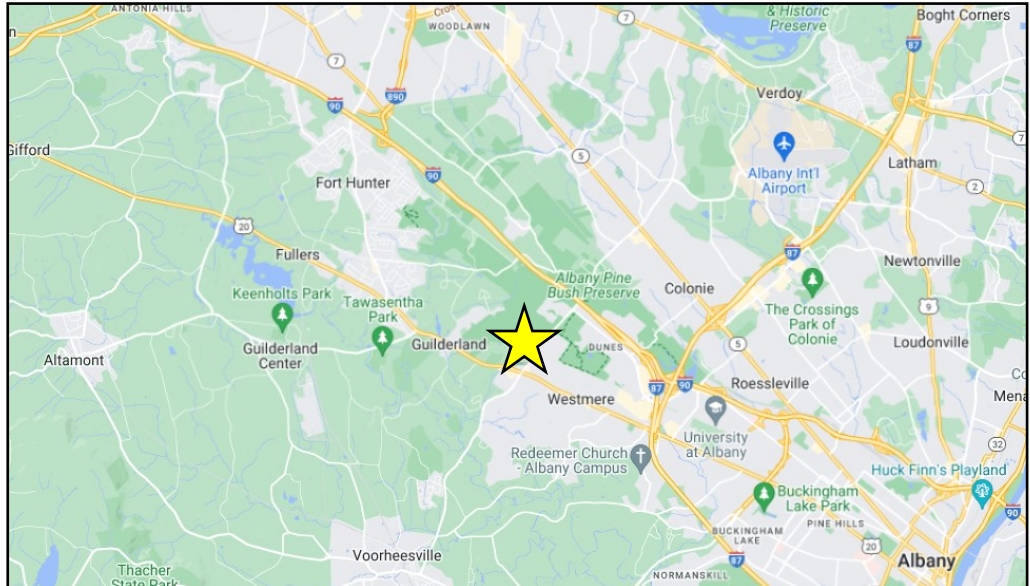
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## LOCATION



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## DEMOGRAPHICS

Population			
	1 mile	3 mile	5 mile
2020 Population	5,460	25,196	90,546
2024 Population	5,766	26,561	93,416

Households			
	1 mile	3 mile	5 mile
2020 Households	2,510	10,771	36,389
2024 Households	2,649	11,382	37,328

Income			
	1 mile	3 mile	5 mile
Avg Household Income	\$95,410	\$115,763	\$109,980
Median Household Income	\$75,255	\$88,061	\$86,965

Housing			
	1 mile	3 mile	5 mile
Median Home Value	\$281,459	\$291,348	\$268,476
Median Year Built	1975	1979	1973

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