

**FOR
LEASE**

2093 WESTERN AVE.

GUILDERLAND, NEW YORK

PRIME RETAIL/ OFFICE SPACE



+/- 1,500 SF RETAIL / OFFICE SUITE

CURRENTLY BUILT OUT AS TURNKEY SALON

9 CHAIRS, 3 WASH STATIONS, RECEPTION, WAITING AREA &
A COLORING ROOM

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

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.
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PHOTOS



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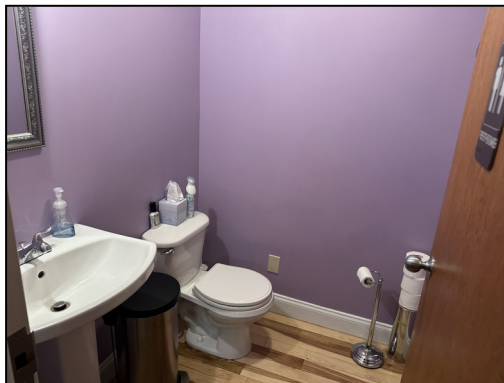
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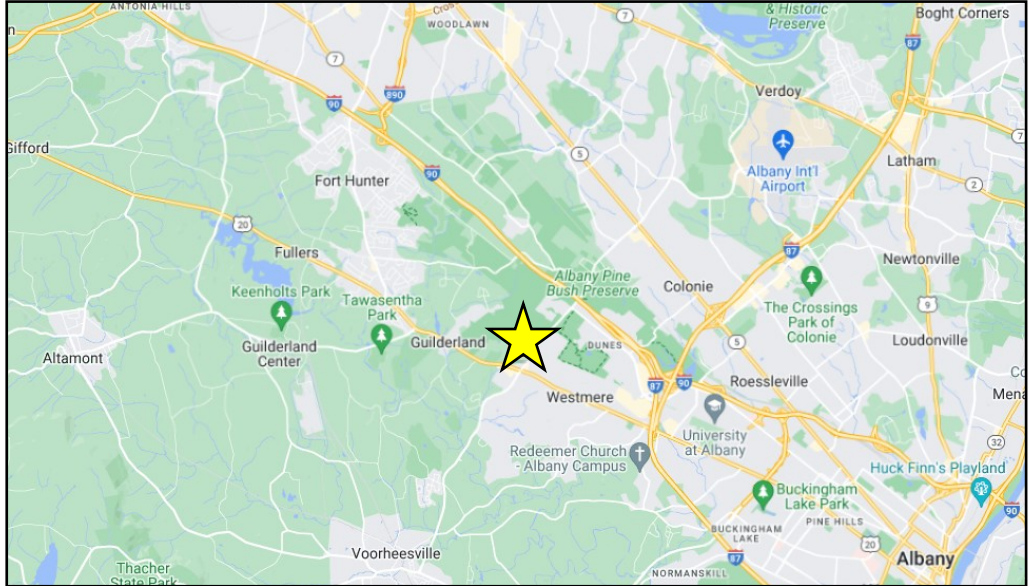
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DEMOGRAPHICS

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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