

310 S PEARL ST

Albany, NY 12202

FOR LEASE | RETAIL SPACE

EXECUTIVE SUMMARY



OFFERING SUMMARY

Available SF:	10,053 SF
Lease Rate:	\$12.00 SF/yr (NNN)
Lot Size:	0.77 Acres
Year Built:	1994
Building Size:	10,053 SF
Zoning:	MU-NC
MLS#:	202600153

PROPERTY OVERVIEW

Excellent 10,053 SF sublease opportunity located along South Pearl Street in the South End of Albany. With over four (4) years remaining on the current lease, this is a rare chance to secure a well-positioned retail space.

The property features off-street parking, strong neighbourhood density, and prominent visibility along a key commercial corridor serving the surrounding residential community.

Ideal for a neighbourhood grocery store or other community-focused retail user.

For more information, please contact the listing broker.

PROPERTY HIGHLIGHTS

- 10,053 SF
- Dedicated off-street parking lot
- Prominent frontage and signage visibility
- Functional layout ideal for retail, food market, or specialty users

Christopher Farrell

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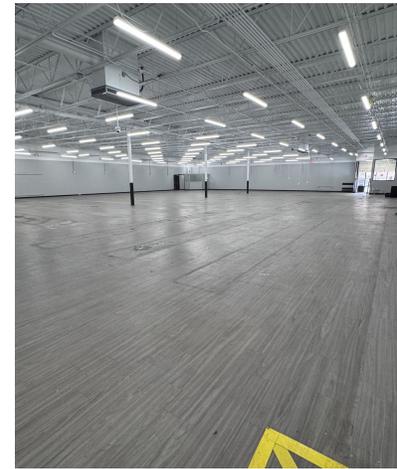
Vanguard-Fine, LLC Commercial Real Estate Professionals is a Licensed Real Estate Broker
This plan is for informational purposes only and no representations are made. Current conditions must be confirmed by each prospective buyer/tenant

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ADDITIONAL PHOTOS



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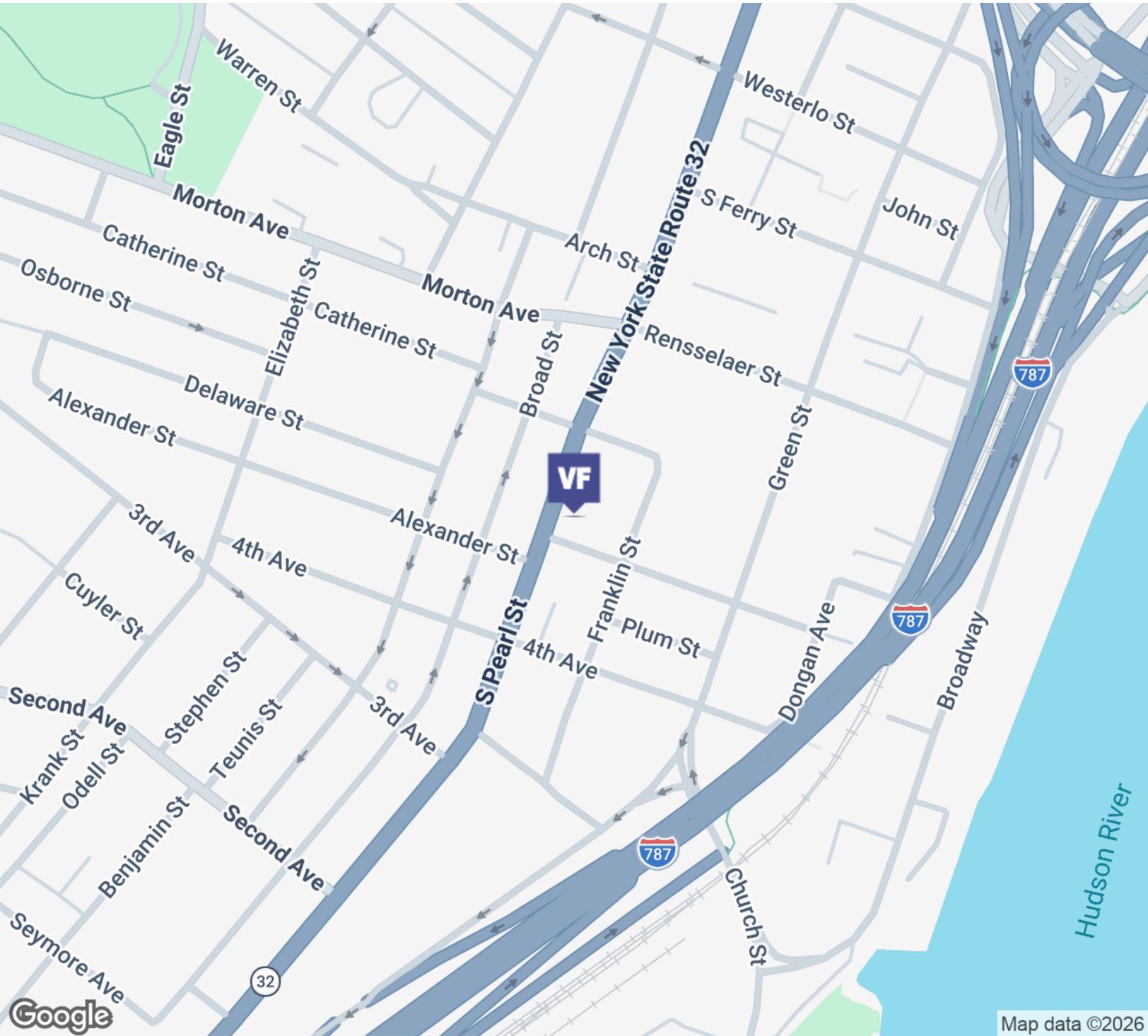


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LOCATION MAP



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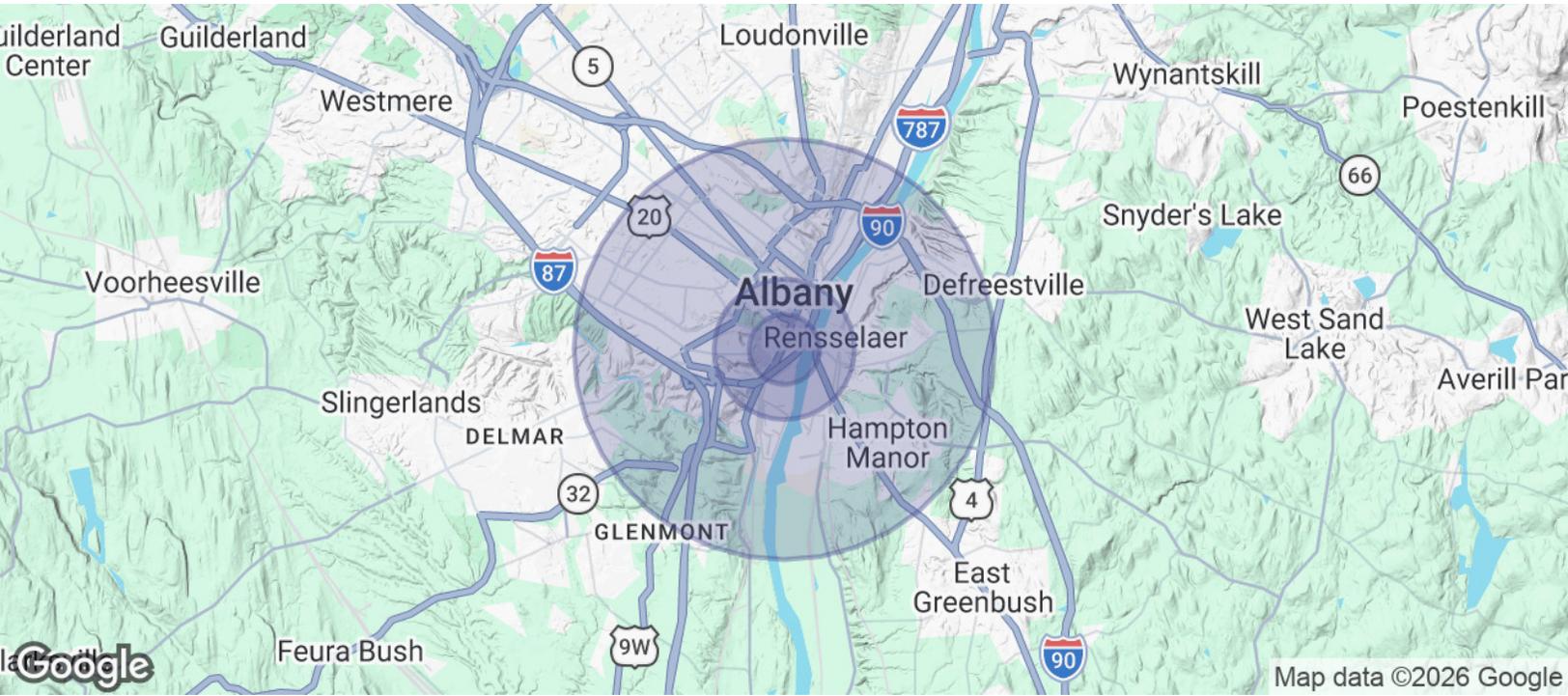
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DEMOGRAPHICS MAP & REPORT



POPULATION

	0.5 MILES	1 MILE	3 MILES
Total Population	7,035	17,148	98,820
Average Age	37	38	38
Average Age (Male)	37	37	37
Average Age (Female)	37	38	39

HOUSEHOLDS & INCOME

	0.5 MILES	1 MILE	3 MILES
Total Households	3,300	8,304	43,733
# of Persons per HH	2.1	2.1	2.3
Average HH Income	\$62,417	\$70,844	\$80,463
Average House Value	\$212,768	\$216,475	\$235,526

Demographics data derived from AlphaMap

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