



**FOR  
SUBLEASE**

**2080 WESTERN AVENUE  
GUILDERLAND, NY 12205**

**2,950± SF**

**MIXED USE SPACE  
AVAILABLE FOR  
SUBLEASE**

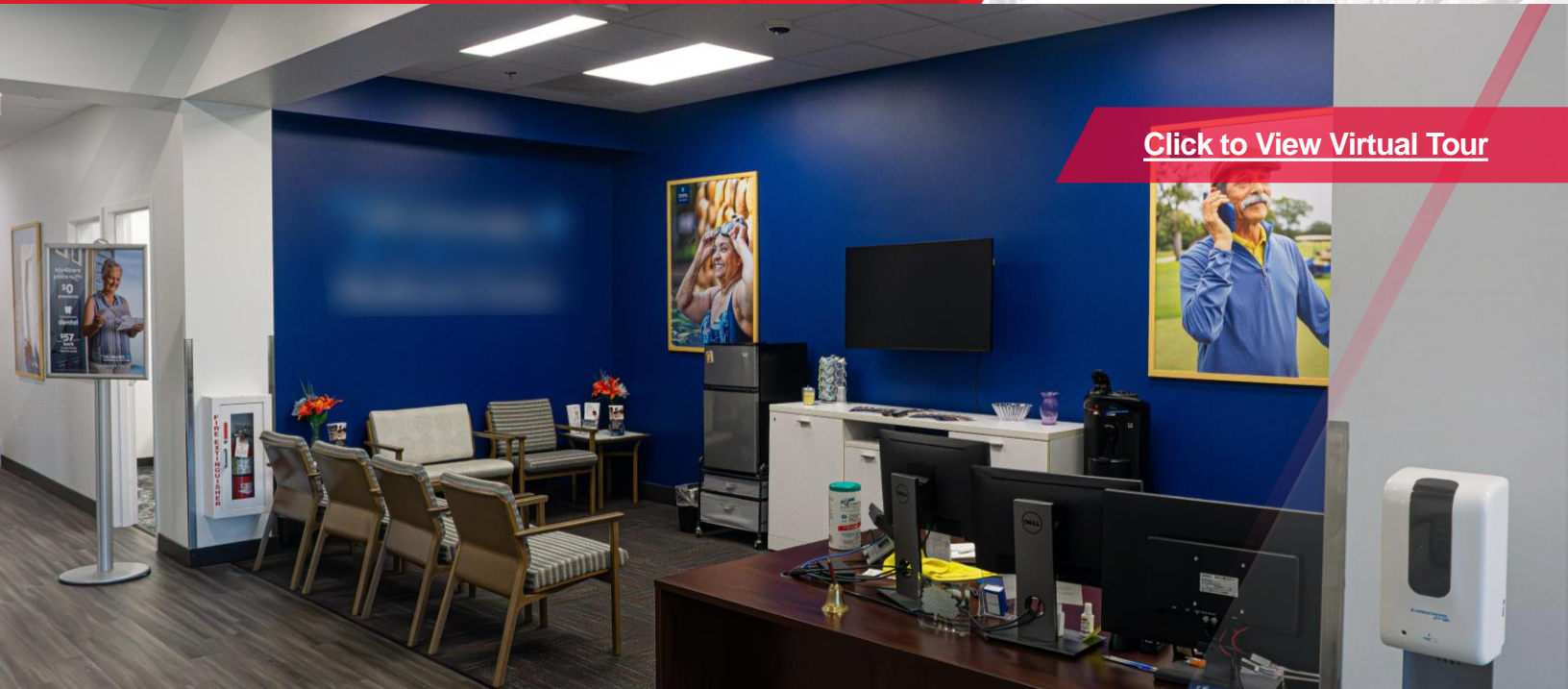
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[Click to View Virtual Tour](#)

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### Property Highlights

Mixed-Use Space Available in Hamilton Square Shopping Plaza. Surrounded By Large Anchor Tenants. Sublease runs through April 2029.

- Class A Space
- In-Line Corner Suite
- Currently Built Out As Office Space
- (6) Offices, Breakroom, Large Conference Room, Reception Area, (2) Bathrooms
- Building Signage
- Alarm System
- Highly Visible Along Western Ave
- Co-Tenants Include: Juniors Bar and Grill, Market 32, Jimmys Johns, Vent Fitness, Starbucks, Sherwin-Williams Paint, Empire Vision, M&T Bank, Priority One Urgent Care and more
- Easily Accessible Via I-87 and Western Ave

Demographic	1 Mile	3 Miles	5 Miles
Population	6,669	24,672	89,871
Households	3,122	10,724	36,191
Average H.H. Income	\$113,326	\$136,648	\$125,969
Daytime Employees	3,483	26,279	85,231
Source:	ESRI		

Traffic Counts	
Western Ave	30,078 AADT
New Karner Rd	9,725 AADT
Source:	NYS DOT

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[Click to View Property Video](#)

## Property Highlights

<b>Address</b>	2080 Western Ave, Guilderland NY	<b>Fire Protection</b>	Sprinklers
<b>Year Built</b>	1973	<b>Floors</b>	1
<b>Total Building SF</b>	161,797± SF	<b>Parking</b>	750 Spaces
<b>Available SF</b>	2,950± SF	<b>Zoning</b>	General Business
<b>Construction</b>	Brick	<b>Lighting</b>	Fluorescent
<b>Land Area</b>	13.69± acres	<b>HVAC</b>	Forced Air
<b>Office Area</b>	2,950± SF	<b>Roof Type</b>	Rubber
<b>Clear Height</b>	10'	<b>CAM Rate</b>	\$6.50/SF
<b>Signage</b>	Building	<b>Lease Type</b>	NNN

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