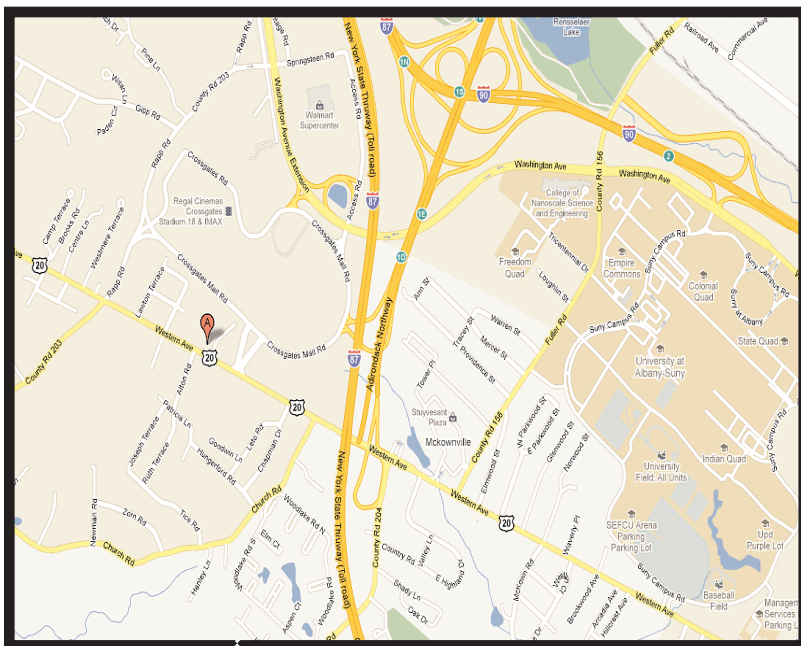


LEASING FACT SHEET

1645 WESTERN AVENUE, ALBANY, NEW YORK



DEMOGRAPHICS

| | 1 MILE | 3 MILE | 5 MILE |
|----------------|----------|----------|----------|
| POPULATION | 8,546 | 48,627 | 145,325 |
| AVG. HH INCOME | \$79,842 | \$80,529 | \$76,721 |
| MEDIAN AGE | 32.0 | 41.4 | 39.3 |
| DAYTIME POP. | 10,144 | 54,394 | 150,583 |

SITE INFORMATION

- Freestanding building situated on 1.1 acre parcel
- 3,216 +/- square feet fully operational restaurant with drive thru on busy Route 20/Western Avenue
- Highly visible location with over 200 feet of frontage shadow anchored by Crossgates Mall.
- Approximately 1 mile from the SUNY Albany campus, the Sematech Campus and the Harriman State Office Campus.
- Corner location with good access
- Parking for 40+ cars
- Strong traffic counts of 33,391 AADT
- Rent: \$85,000 per year NNN - includes all equipment and furnished dining area.**

IKON
REALTY GROUP LLC

1881 WESTERN AVE, SUITE 160
ALBANY, NY 12203, (518) 456-5440
FAX: (518) 456-5448
WWW.IKONREALTYGROUP.COM

CONTACT
BRUCE GINSBURG
BGINSBURG@IKONREALTYGROUP.COM
(518) 456-5440 EXT 11

BRANDON BELLAMY
BBELLAMY@IKONREALTYGROUP.COM
(518) 456-5440 EXT. 14



