

LEASING FACT SHEET

1865 CENTRAL AVENUE, ALBANY, NEW YORK



DEMOGRAPHICS

	1 MILE	3 MILE	5 MILE
POPULATION	5,520	31,444	116,074
AVG. HH INCOME	\$74,682	\$81,001	\$85,790
MEDIAN AGE	41.2	42.7	41.3

SITE INFORMATION

-Approximately 6,300 sf freestanding building situated at a traffic light on the busiest intersection in the Capital Region.

-Rent: \$9.25 psf NNN

-Join area retailers such as Kmart, Price Chopper, Rite Aid, Walgreens, Dunkin Donuts, Starbucks and more.

-Zoned COR

-13+ parking spaces

-Strong traffic counts of 32,251 AADT

-Overhead Door

IKON
REALTY GROUP LLC

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

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



1865 CENTRAL AVENUE, ALBANY, NEW YORK

