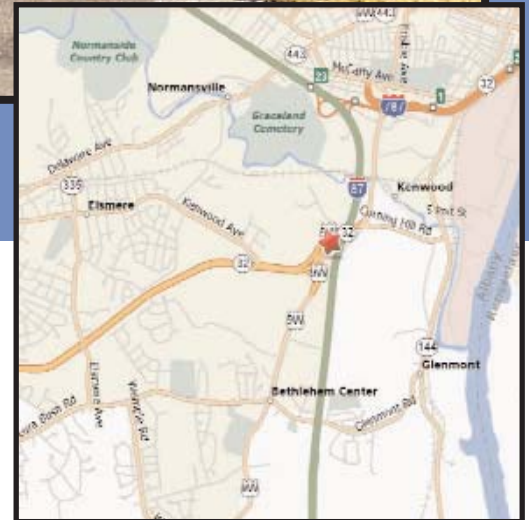


SUBLEASE FACT SHEET

17 LANGUISH PLACE ROUTE 9W, GLENMONT, NY

SHORT TERM LEASE AVAILABLE



LOCATION

In Glenmont on Route 9W/Route 32 just south of the city of Albany. More than 400' of frontage gives the site excellent visibility. Large pylon sign available on site.

DESCRIPTION

3,500 sf office building available for sublease thru April 2010. Full handicap access, 23 parking, pylon signage. Daily traffic count on Route 9W 28,000+. Good visibility. Attic storage. Suitable for any office use. Nice opportunity for short term office use.

SITE STATISTICS

Traffic Counts on Rt 9W/Rt 32: 28,000 AADT ('04)
Access: Building is fully handicap accessible
Zoning: Rural Light Industrial uses: professional office, day care, medical facility, retail, or restaurant.
Utilities: Public Water & Sewer
Building Size: 3,500 SF
Parking: 23 Cars
Age: Built in 1995

DEMOGRAPHICS

	1 Mile	3 Mile	5 Mile
Population	1,868	62,130	142,438
Avg. HH Income	\$84,877	\$56,638	\$60,179
Median Age	36.1	37.1	37.4

SUBLEASE PRICE
~~\$12.00 PSF NNN~~ **REDUCED**
\$3,000.00 GROSS + utilities per month

VERY FLEXIBLE TERMS AVAILABLE SHORT TERM THRU APRIL-2010



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