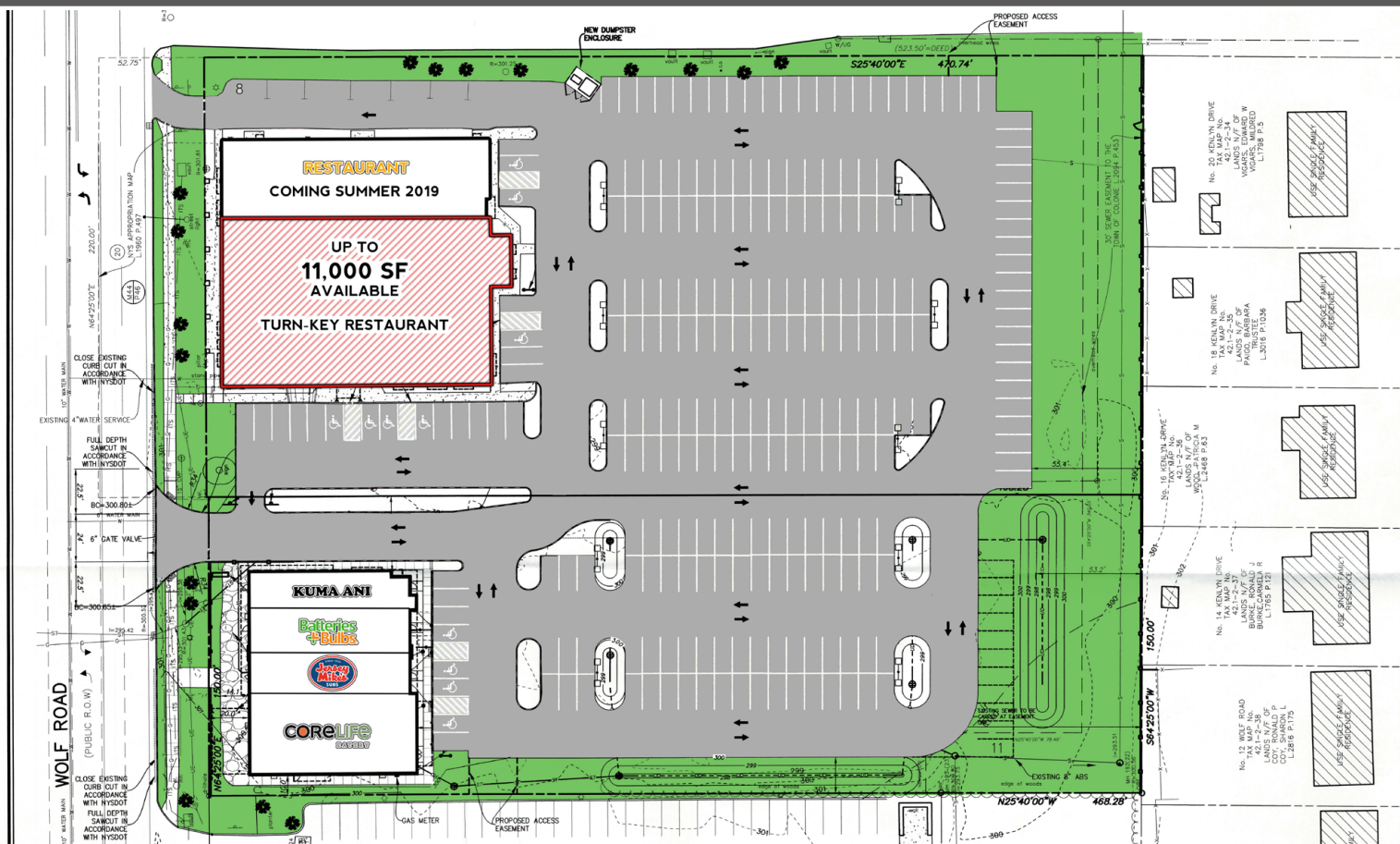


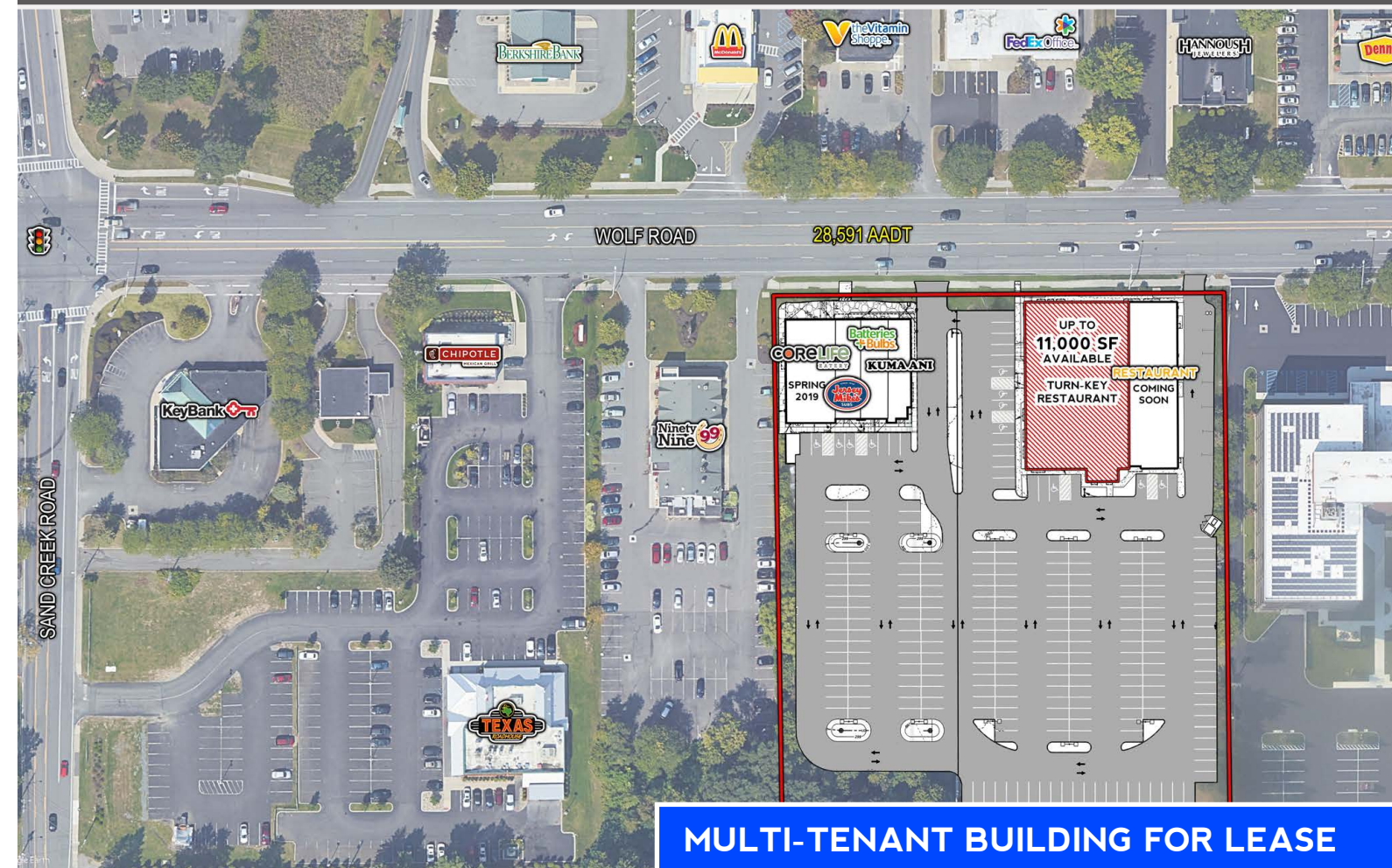
# EXISTING RESTAURANT TO BE SUBDIVIDED

## 109-111 WOLF ROAD ALBANY, NY 12205



# EXISTING RESTAURANT TO BE SUBDIVIDED

## 109-111 WOLF ROAD ALBANY, NY 12205



### MULTI-TENANT BUILDING FOR LEASE

### CONTACT US

**Kevin Parisi**  
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Real Estate Broker  
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**Trinity Realty Group**  
518.458.7203  
info@trgcos.com

### Information

Available Space	Up to 11,000 SF
Combined Parking	275 Spaces
Zoning	Commercial Office Residential
Total GLA	25,400 SF
Price	Call for Details

### Key Features

- » New Construction next door at 109 Wolf Road, now fully leased
- » Existing building at 111 Wolf Road to be subdivided
- » Site has quick highway access (I-87) at either end of Wolf Road
- » Strategically located in the retail epicenter of the Capital Region
- » Heavy traffic count of 28,591 AADT

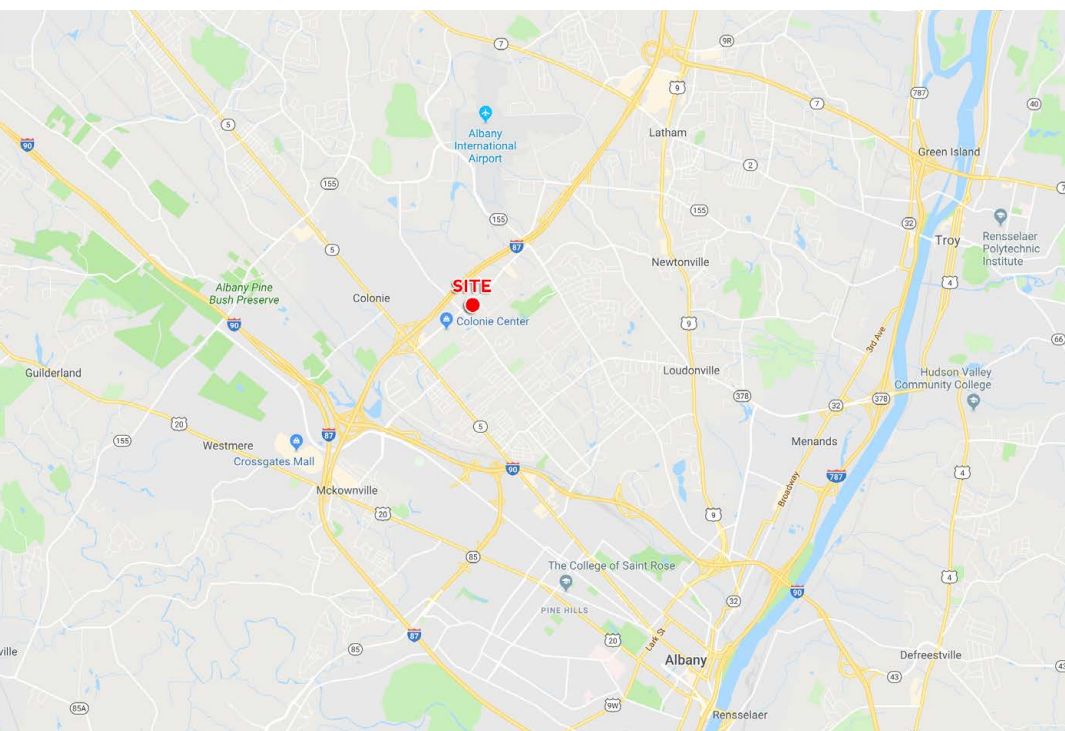
### Demographics

	1 Mile	3 Miles	5 Miles
Population	4,778	46,933	169,287
Households	2,292	19,136	74,434
Average HH Income	\$75,169	\$89,891	\$81,743
Daytime Population	22,046	107,254	249,999
Business Establishments	1,019	5,049	11,563

### Area Retailers



The information contained herein has been obtained from sources deemed reliable. However we do not make any guarantees, warranties, or representation as to the completeness and accuracy thereof.





111 WOLF ROAD, ALBANY, NY 12205

Albany International Airport

