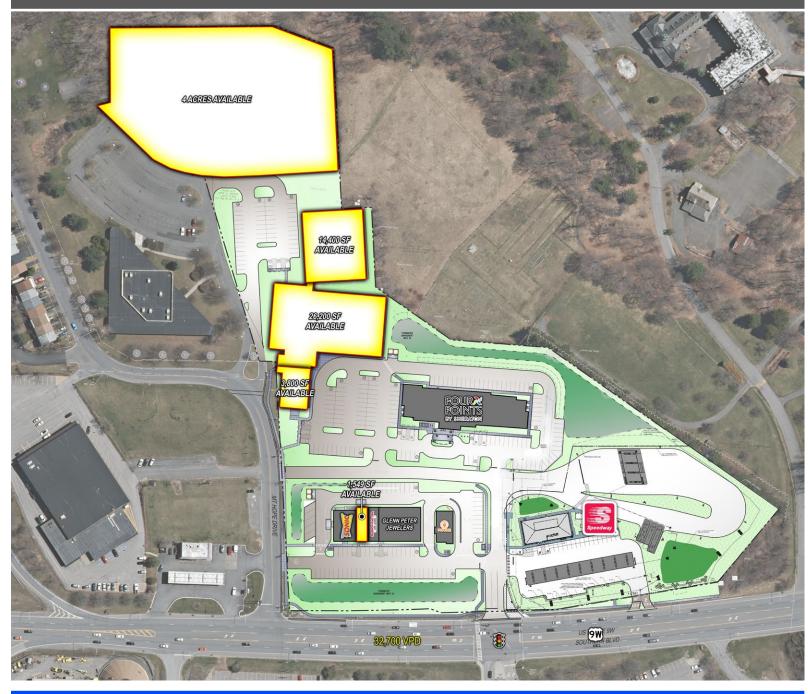
# MOUNT HOPE COMMONS AT ALBANY

PRIME DEVELOPMENT FOR LEASE - 351 SOUTHERN BLVD ALBANY, NY 12209

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### **RETAIL, OFFICE, AND INDUSTRIAL OPPORTUNITIES**



## **CONTACT US**

Kevin Parisi Real Estate Broker

518.458.7203 Ext 11 kparisi@trgcos.com

**Andrew Peckage** Real Estate Broker 518.458.7203 Ext 12 apeckage@trgcos.com



#### Information

GLA	± 85,000 SF As Needed ± 250 Spaces Call for details	
Available Space		
Parking		
Rent		

#### **Area Retailers**



#### MLS # 202001031 MLS # 202001028

TRG **518.458.7203** 

TRG

Trinity Realty Group – trgcos.com 18 Computer Drive East, Ste 201, Albany, NY 12205

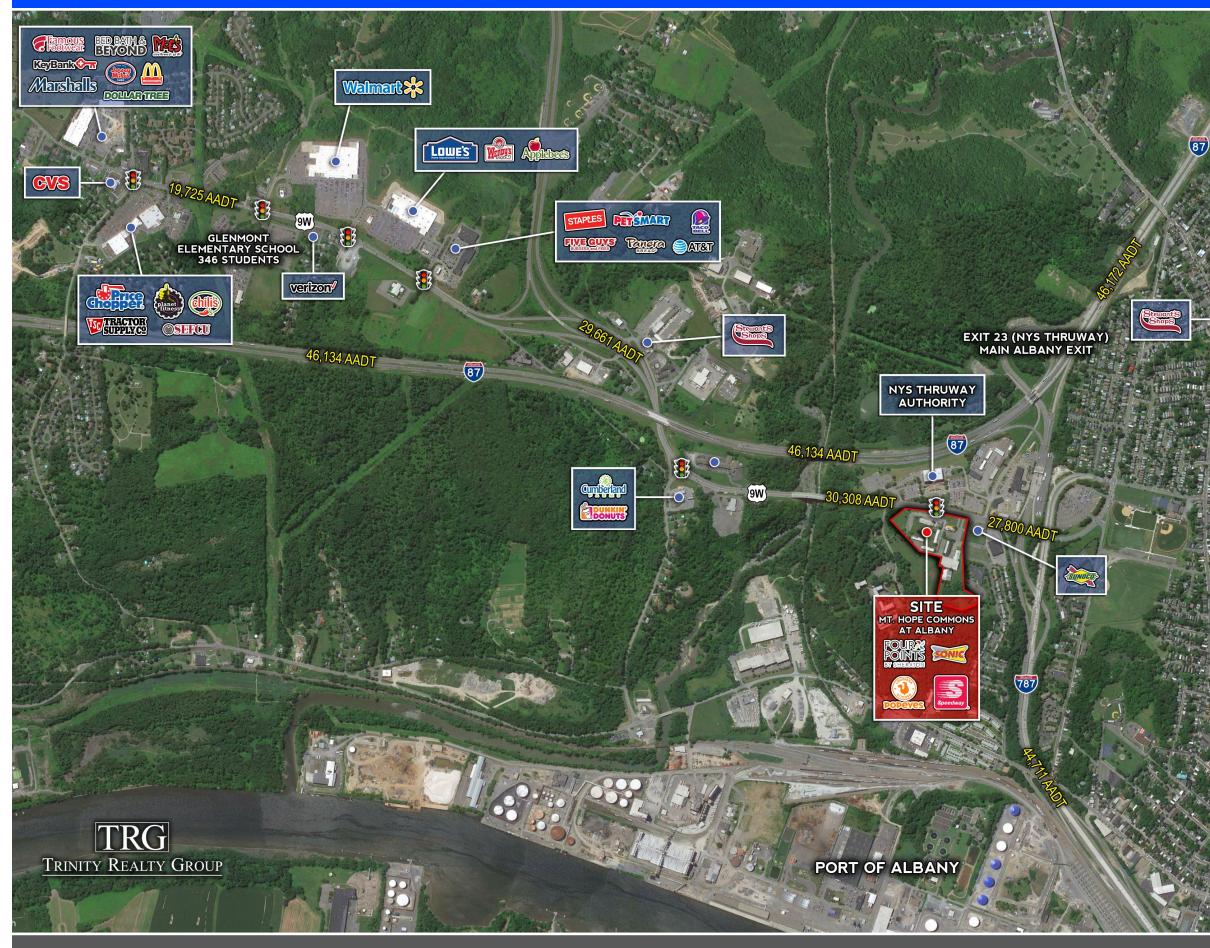
#### **Key Features**

- » Approximately 10 Acres in Total (Over 900' of Road Frontage)
- » Site is located just moments south of NYS Thruway Exit 23
- » Great visibility, full access signalized intersection Site is suited for any type of use
- » 4 Acre parcel or land available with flexible zoning
- » Heavy traffic count of 30,308 AADT

Demographics	1 Mile	3 Miles	5 Miles
Population	9,924	96,272	164,862
Households	4,098	43,197	73,076
Average HH Income	\$59,144	\$67,146	\$78,865
Daytime Population	6,769	131,791	206,098
Business Establishments	243	5,571	9,185

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

#### MT HOPE COMMONS AT ALBANY, 351 ROUTE 9W, ALBANY, NY 12209



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STEVEN & HARRIETT MYERS MIDDLE SCHOOL 670 STUDENTS



THE ALBANY ACADEMIES 800 STUDENTS

> ALBANY COLLEGE OF PHARMACY 1,500 STUDENTS



GREEN TECH HIGH

9W)

ALBANY MEDICAL CENTER 566 STUDENTS 650 BEDS

WILLIAM S HACKETT MIDDLE SCHOOL

THOMAS O'BRIEN ACADEMY OF SCIENCE & TECHNOLOGY

DOWNTOWN ALBANY