

FOR SALE OR LEASE – FULLY EQUIPPED SALON
139 VLY ROAD ALBANY, NY 12205



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TURN KEY SALON AVAILABLE

Information	
Available Space	2,636 SF
Styling Stations	10
Parking	20 Spaces
Rent	\$15.00/SF NNN
Sale Price	\$450,000

Area Retailers

Price Chopper, ALDI, KOHL'S, BIG LOTS!, OfficeMax, DOLLAR TREE, RITE AID

- Key Features**
- » Fully equipped upscale salon available for lease
 - » Close proximity to Albany International Airport
 - » Signage on Watervliet Shaker Road
 - » Plenty of daytime population
 - » Located near the intersection of Vly Road and Watervliet Shaker Road (16,142 AADT)
 - » Salon offers full basement, modern sound system
 - » Inventory list available by request

Demographics	1 Mile	3 Miles	5 Miles
Population	5,054	33,495	118,448
Households	1,984	13,075	45,244
Average HH Income	\$110,004	\$101,607	\$100,117
Daytime Population	9,015	69,422	170,982
Business Establishments	295	3,053	6,842

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