

# FOR SUBLEASE

TRINITY REALTY GROUP | TRGCOS.COM | 518.458.7203 | 18 COMPUTER DRIVE EAST, STE 201, ALBANY, NY 12205



**FREE STANDING RESTAURANT  
WITH DRIVE THRU**

**56 WOLF RD. ALBANY, NY 12205**



# 56 WOLF RD

## HIGHLIGHTS

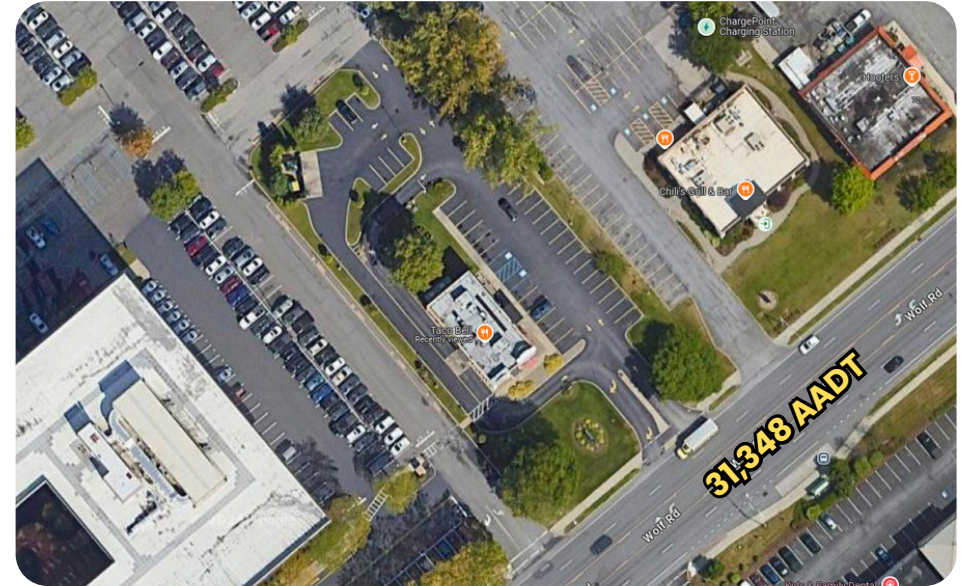
- Free Standing Restaurant with Drive Thru.
- Prime Retail Location on Wolf Road, Albany's premier commercial corridor
- Located on the "Miracle Mile" of the Capital Region.
- Ease of access from 2 separate entrances.

## OFFERING INFO

Available Space:	3,066 SF
Parcel Size:	+/- 60,000 SF
Parking:	37 Spots
Rent:	Call for details
Net:	Call for details

## DEMOGRAPHICS

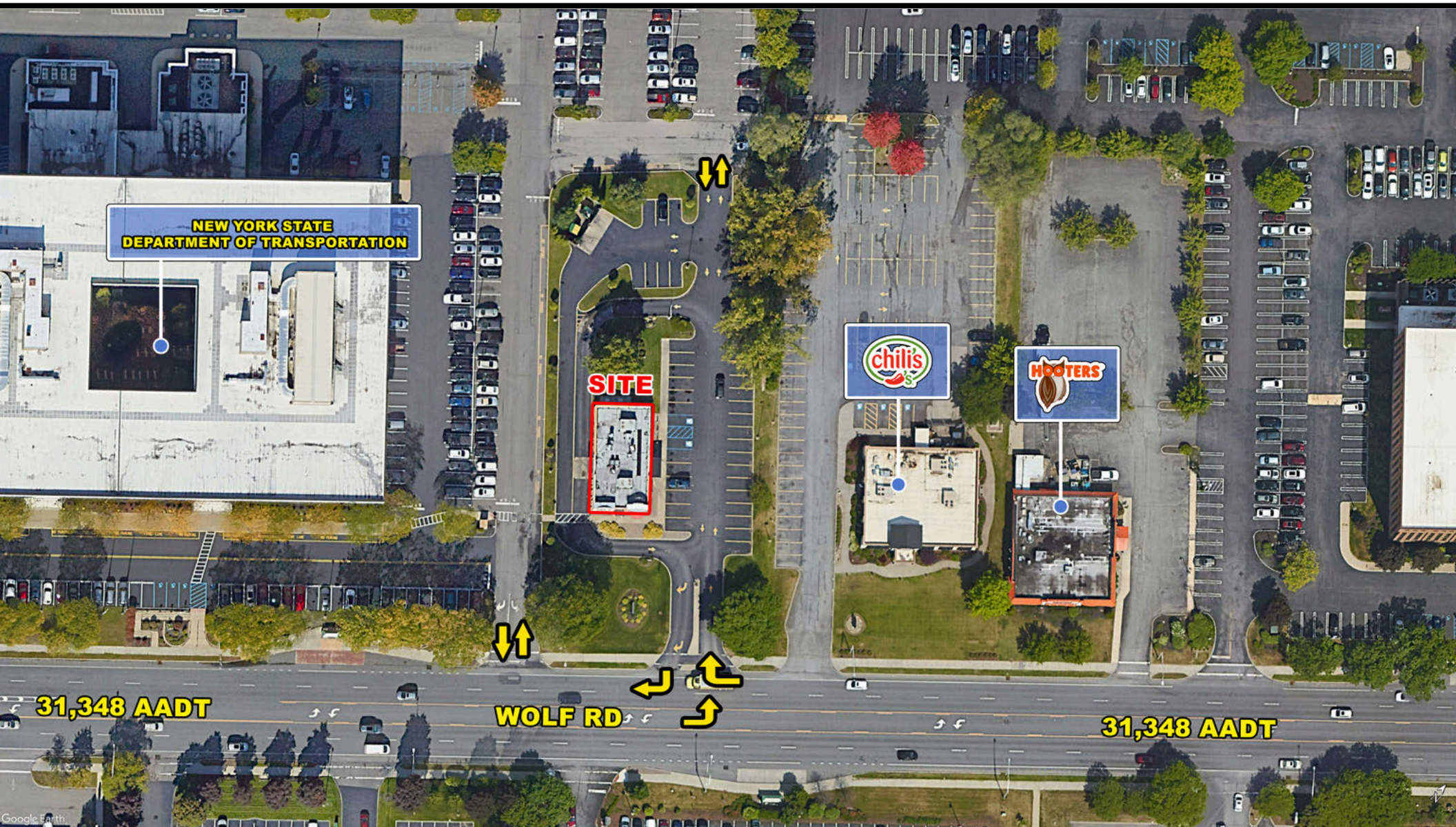
	1 Mile	3 Miles	5 Miles
POPULATION:	7,727	54,240	177,508
HOUSEHOLDS	3,587	20,482	73,063
AVERAGE HH INCOME	\$120,082	\$120,806	\$109,668
DAYTIME POPULATION	13,918	74,446	180,744
BUSINESS ESTABLISHMENTS	668	3,588	7,966

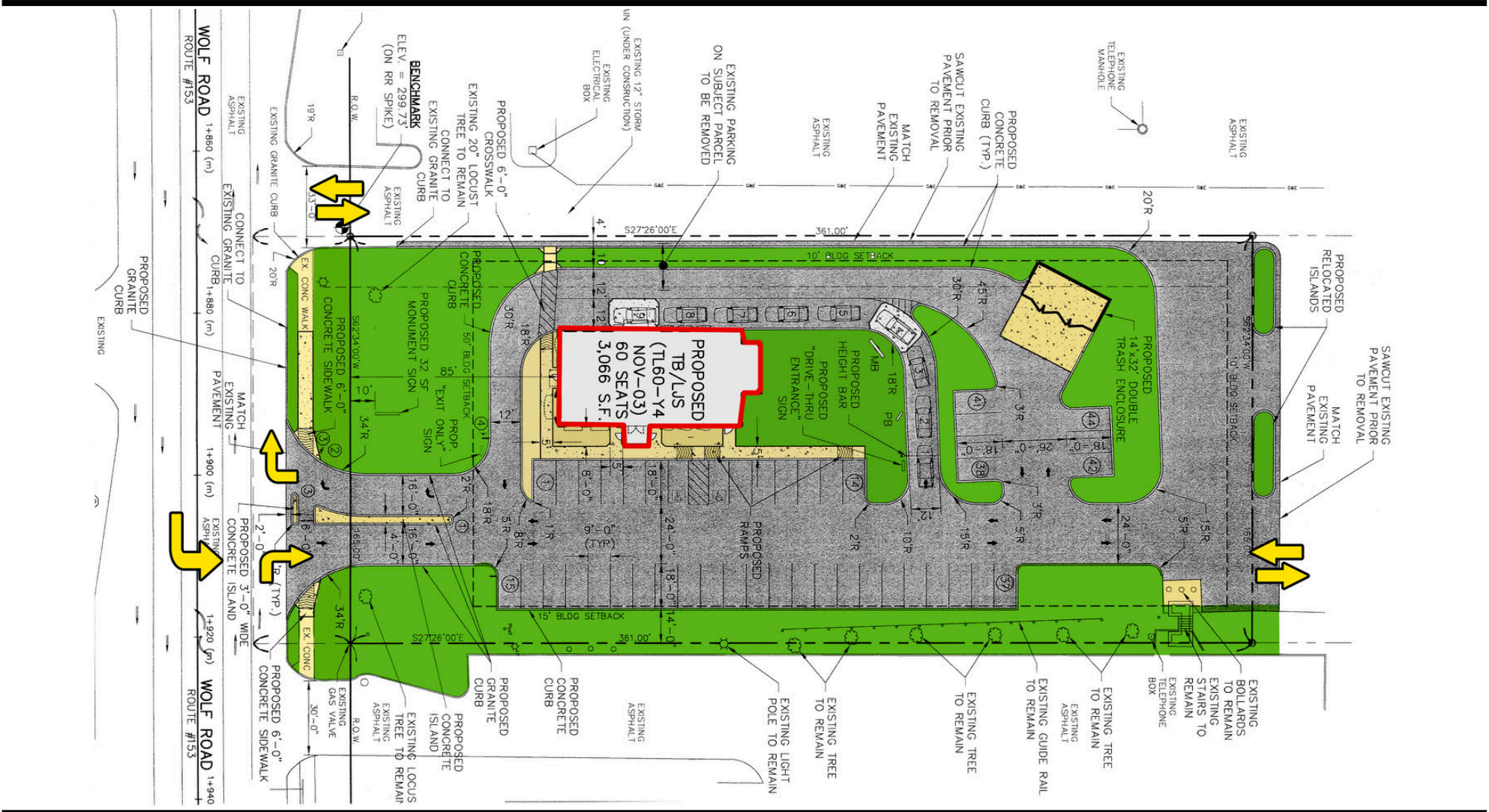


### Area Retailers:

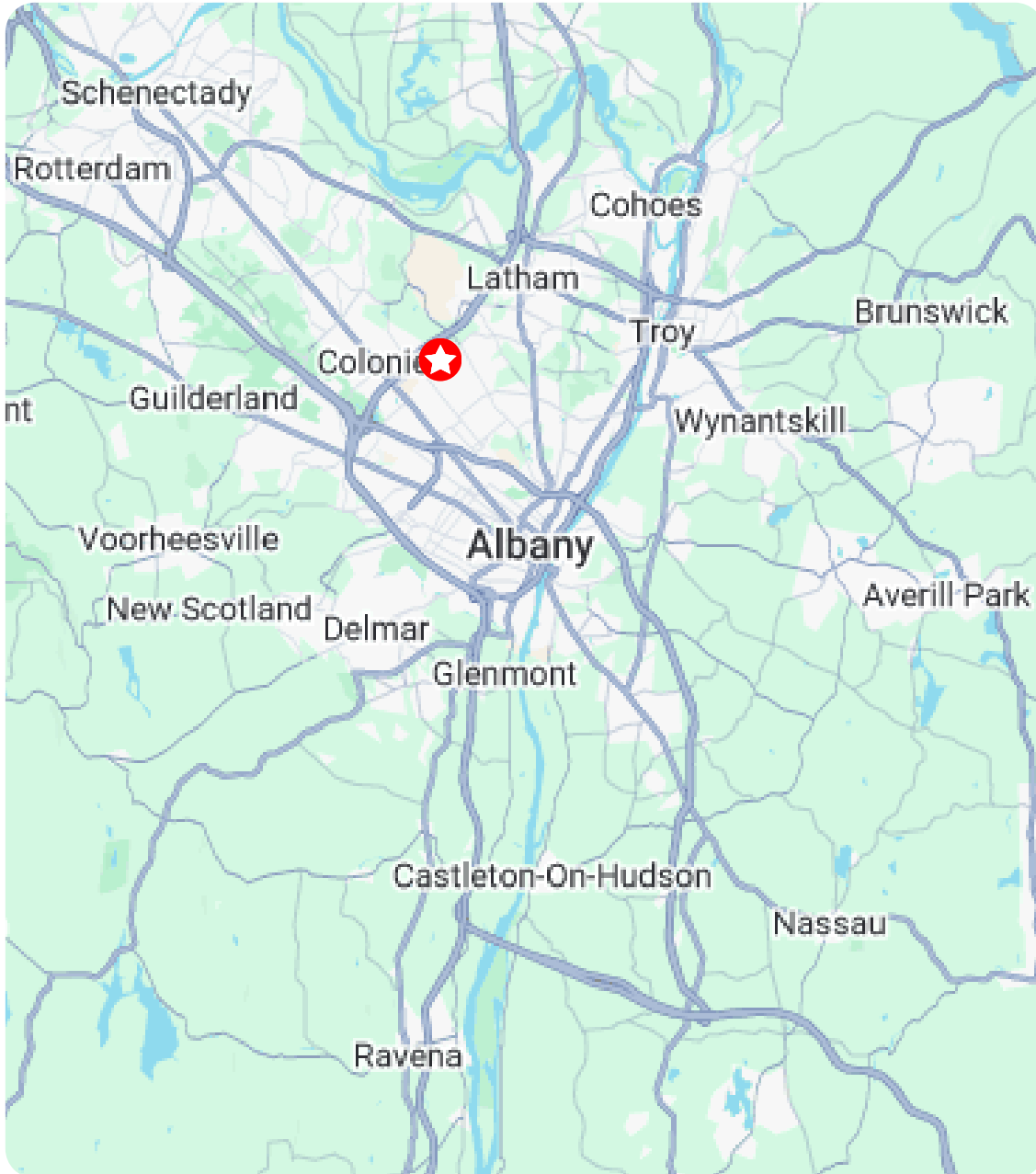








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