

FOR SALE



1972 CENTRAL AVE. ALBANY, NY

TRG

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HIGHLIGHTS

- Highly visible 3,249 SF of commercial space.
- 200' of frontage on Central Ave.
- Located between New Karner and Lisha Kill Road.
- 3 Means of ingress/egress
- Drive Thru Available

OFFERING INFO

Available Space:	3,249 SF
Parcel Size:	1.39 ACRE LOT
Parking:	30 Spaces
Purchase Price:	\$1,150,000

DEMOGRAPHICS

	1 Mile	3 Miles	5 Miles
POPULATION:	4,765	30,802	123,802
HOUSEHOLDS	2,001	12,460	48,949
AVERAGE HH INCOME	\$120,300	\$129,937	\$127,539
DAYTIME POPULATION	4,375	12,764	16,154
BUSINESS ESTABLISHMENTS	321	2,018	5,337



KOHL'S



DUNKIN'



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CLOSE UP AERIAL



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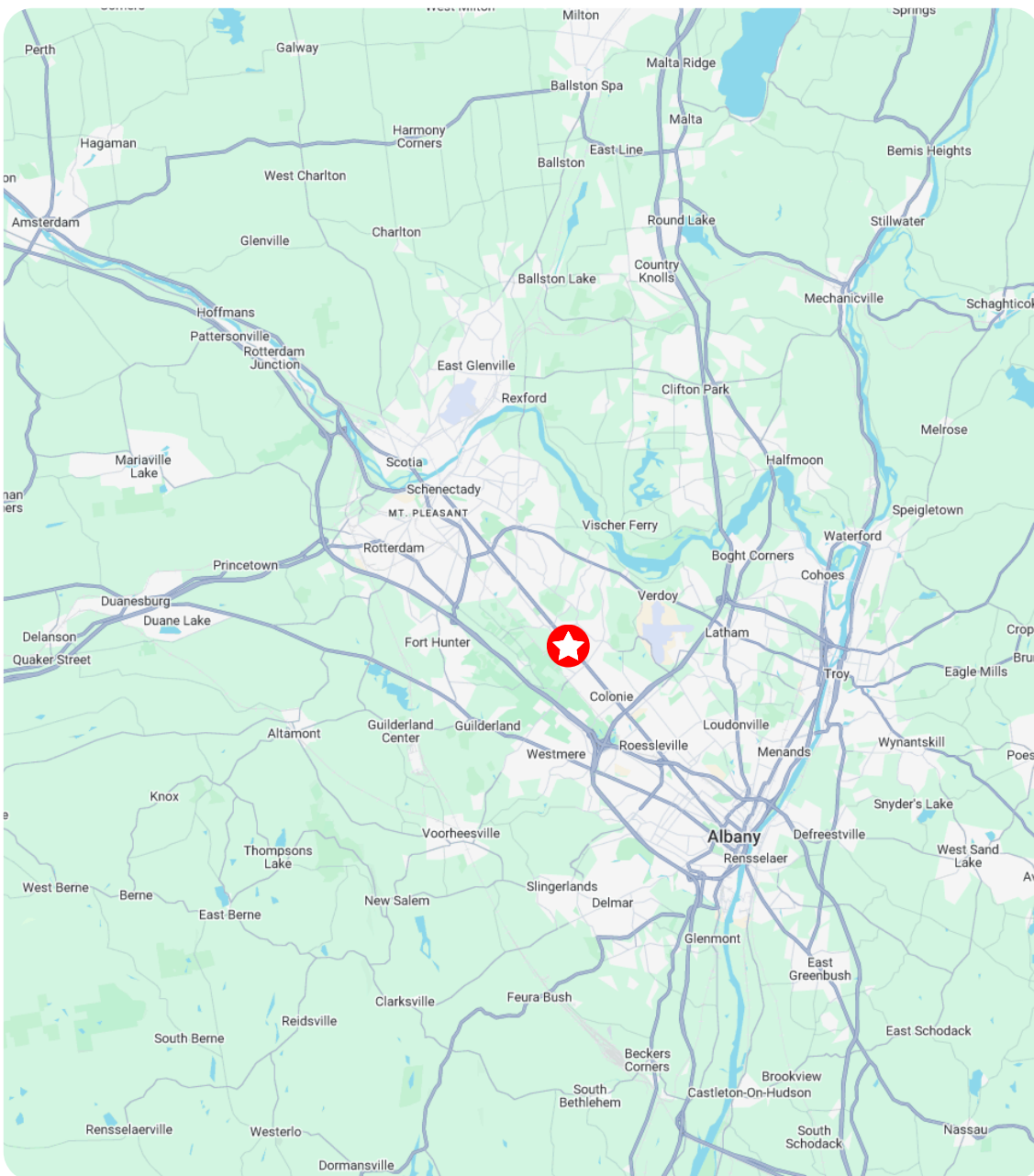
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PHOTOS



1972 CENTRAL AVE. ALBANY, NY



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