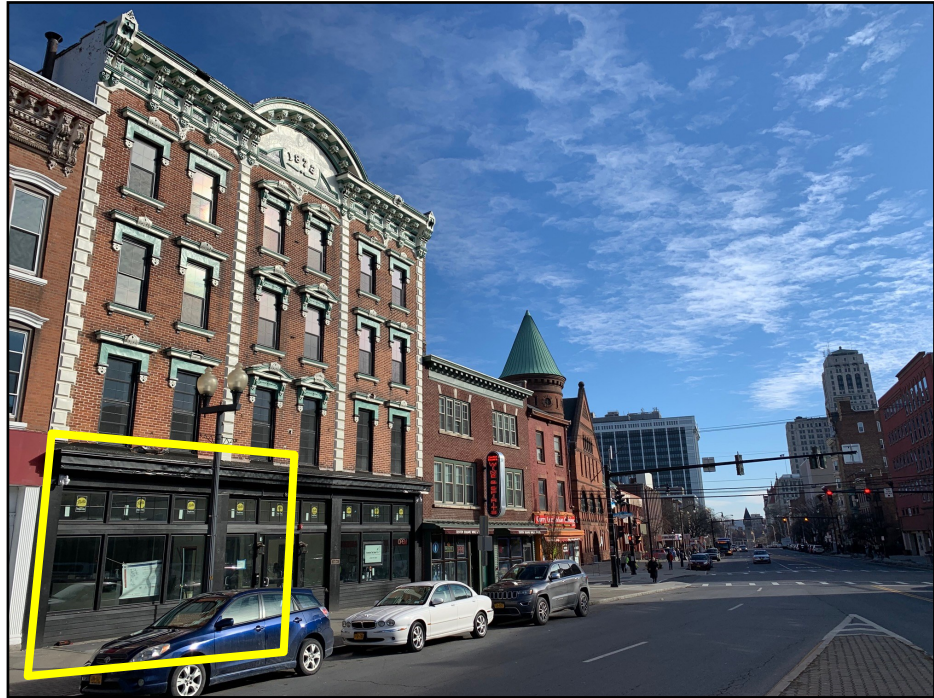


**FOR  
LEASE**

# 4 CENTRAL AVENUE

ALBANY, NY



## **PRIME +/-1,500 SF RETAIL OPPORTUNITY**

LOCATED AT THE GATEWAY TO ALBANY'S CENTER SQUARE  
STEPS FROM WASHINGTON PARK AND LARK STREET  
UPPER FLOORS RECENTLY RENOVATED TO 36 LUXURY APARTMENTS  
15,237 AVERAGE DAILY TRAFFIC COUNT  
TONS OF FOOT TRAFFIC  
GREAT VISIBILITY AND RETAIL EXPOSURE

**FOR LEASE**

**\$2,250 PER MONTH**  
PLUS UTILITIES

**FOR MORE  
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CONTACT**

**Rudy R. Lynch, CCIM**  
NYS Licensed Associate Real Estate Broker  
(518) 462-7491 x 207 office  
(518) 337-3705 mobile  
[Rudy@CarrowRealEstate.com](mailto:Rudy@CarrowRealEstate.com)



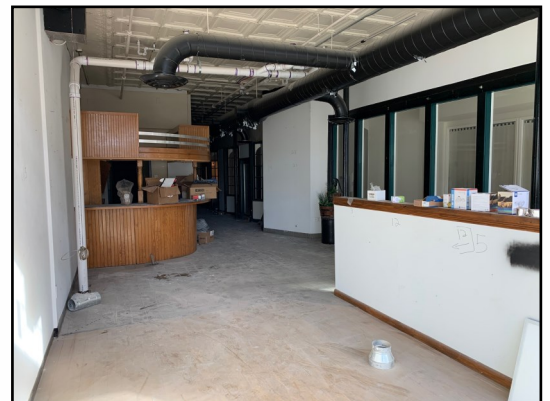
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# 4 CENTRAL AVENUE ALBANY, NY

PHOTOS



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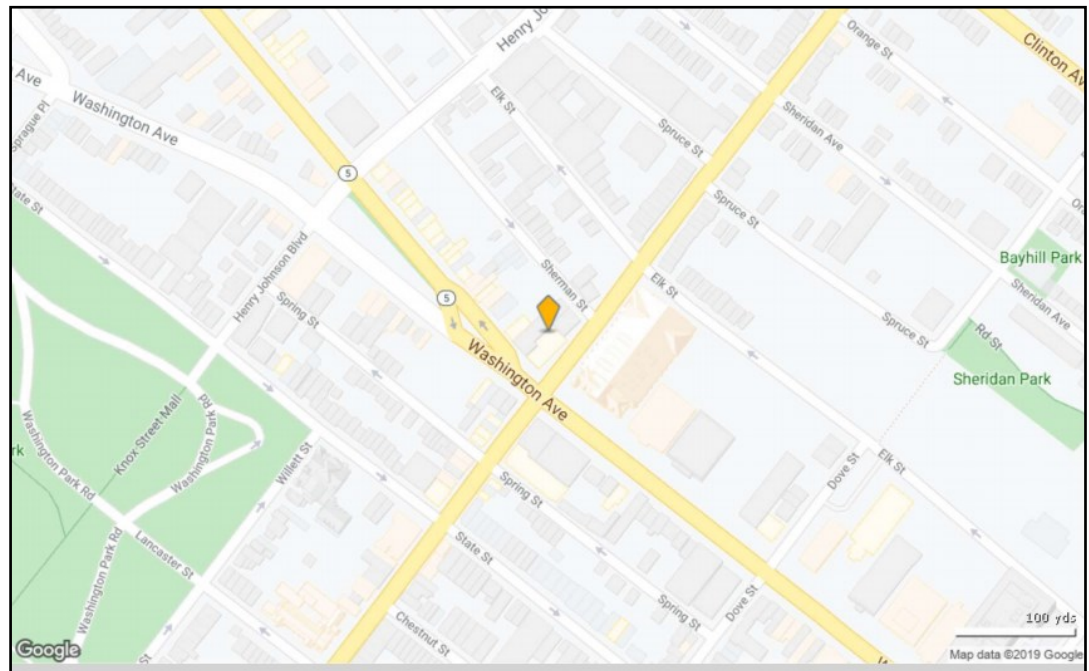
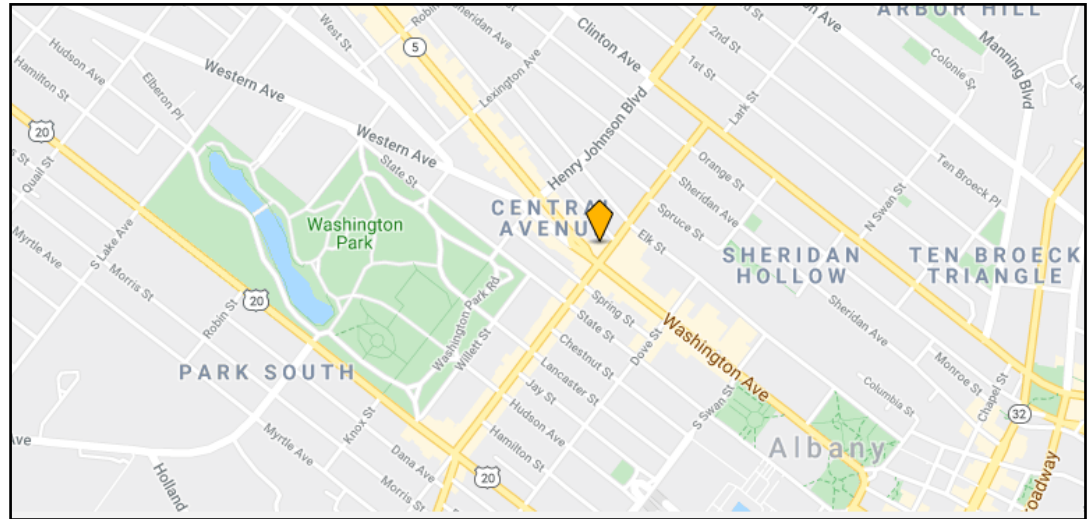
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# 4 CENTRAL AVENUE ALBANY, NY

## LOCATION



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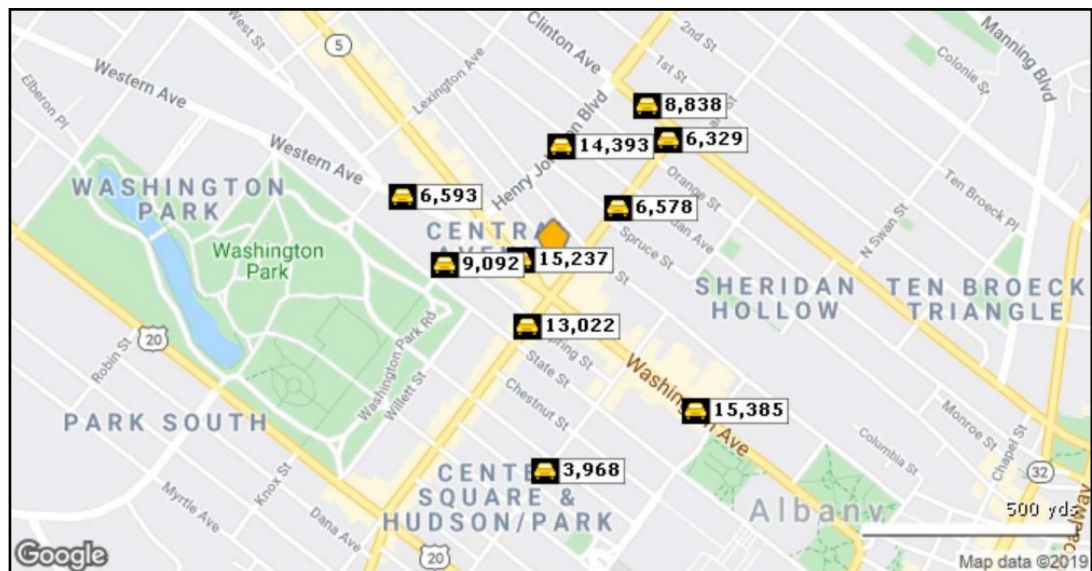
# 4 CENTRAL AVENUE

ALBANY, NY

**DEMOGRAPHICS**

Population	3 Mile	5 Mile	10 Mile
2019 Total Population:	109,769	183,145	396,863
2024 Population:	110,106	184,292	400,012
Pop Growth 2019-2024:	0.31%	0.63%	0.79%
Average Age:	37.00	38.20	39.20
Households			
2019 Total Households:	48,319	76,821	164,472
HH Growth 2019-2024:	0.32%	0.66%	0.81%
Median Household Inc:	\$46,163	\$57,043	\$63,515
Avg Household Size:	2.10	2.20	2.30
2019 Avg HH Vehicles:	1.00	1.00	2.00
Housing			
Median Home Value:	\$177,781	\$204,901	\$217,100
Median Year Built:	1948	1955	1961

**TRAFFIC**



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