

**FOR  
LEASE**

# 2038 CENTRAL AVE

ALBANY, NY 12205

**RETAIL / OFFICE / WAREHOUSE**



**+/-3,770 SF SINGLE-TENANT RETAIL / OFFICE / WAREHOUSE BUILDING**

LOCATED ON HIGHLY TRAVELLED CENTRAL AVENUE - NYS RT-5  
22,891 AADT

FORMER AUTO DEALERSHIP

ORIGINALLY CONSTRUCTED IN 2004

AMPLE ON-SITE PARKING FOR +/-70 SPACES ON +/-1.89 ACRES

RETAIL / OFFICE SHOWROOM WITH SEVERAL PRIVATE OFFICES

ADA COMPLIANT RESTROOMS AND BREAKROOM

WAREHOUSE SPACE WITH THREE (3) DRIVE IN OVERHEAD DOORS

EXCELLENT VISIBILITY & EXPOSURE

PROMINENT SIGNAGE AVAILABLE AT THE STREET

COMMERCIAL OFFICE RESIDENTIAL (COR) ZONING

**AVAILABLE FOR LEASE**

**\$21.00 PSF**

MODIFIED GROSS PLUS UTILITIES  
TENANT RESPONSIBLE FOR SNOW & LANDSCAPING

FOR MORE  
INFORMATION  
PLEASE  
CONTACT

**RUDY R. LYNCH, CCIM**

NYS Licensed Associate Real Estate Broker  
(518) 337-3705 mobile  
Rudy@CarrowRealEstate.com



Adding Value Through Professional Real Estate Services

the information herein has not been verified, and is provided without warranty unless otherwise guaranteed in writing.  
readers are advised to investigate and verify same prior to entering into a transaction.

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EXTERIOR  
PHOTOS



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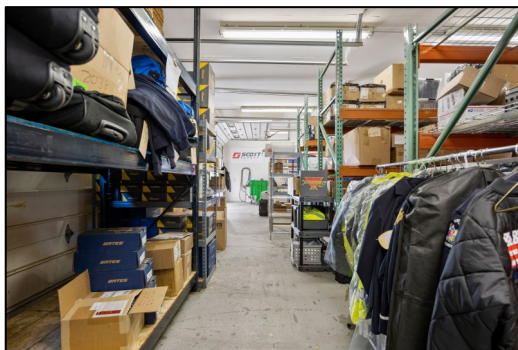
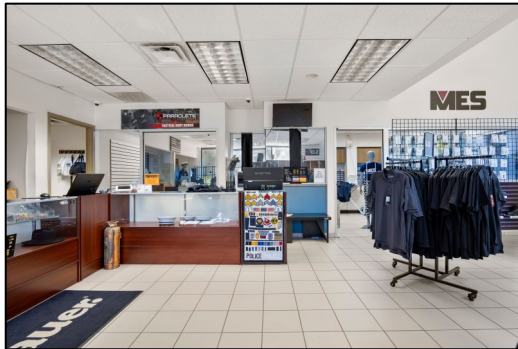
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INTERIOR  
PHOTOS



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AERIAL  
VIEW



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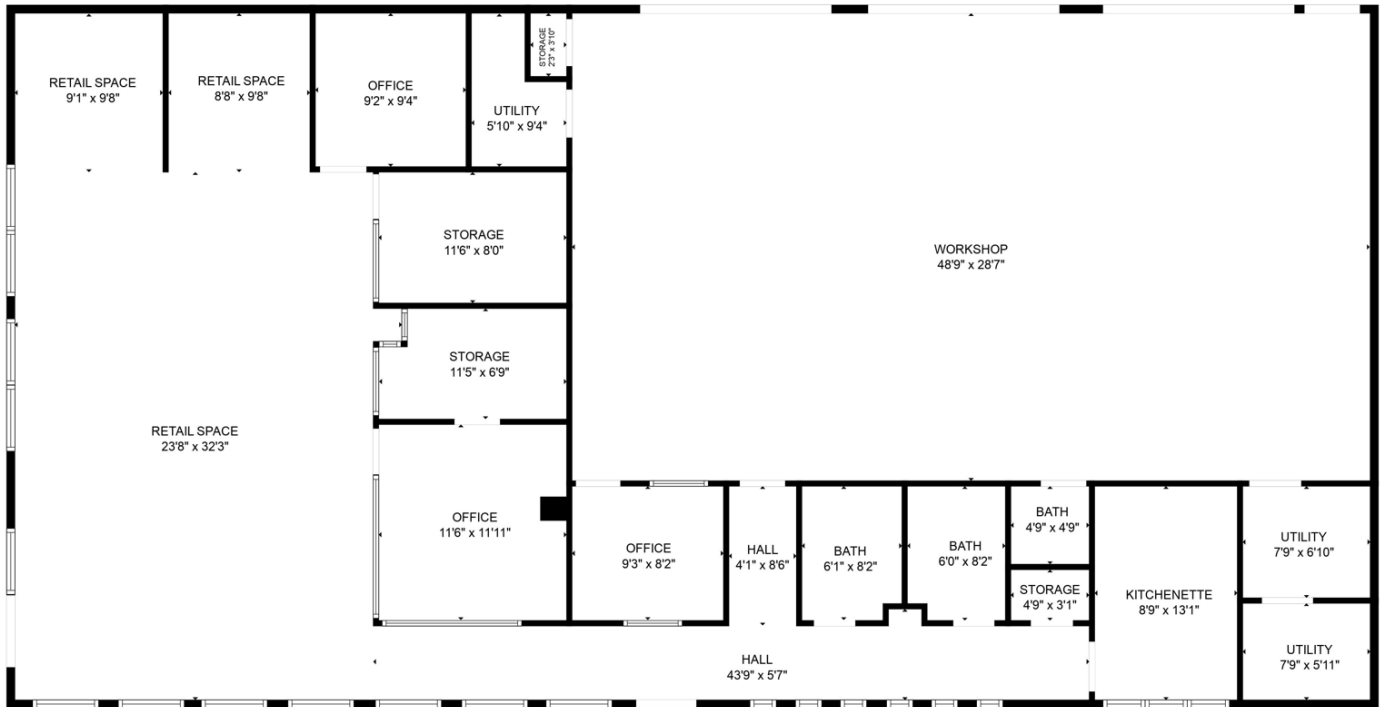
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## FLOOR PLAN



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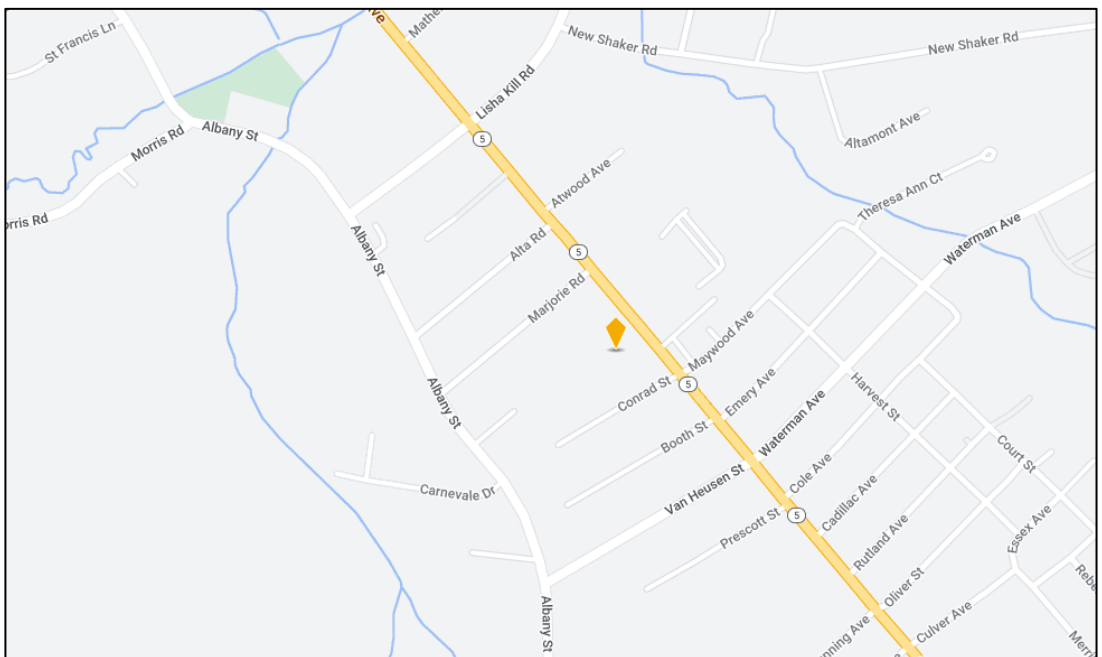
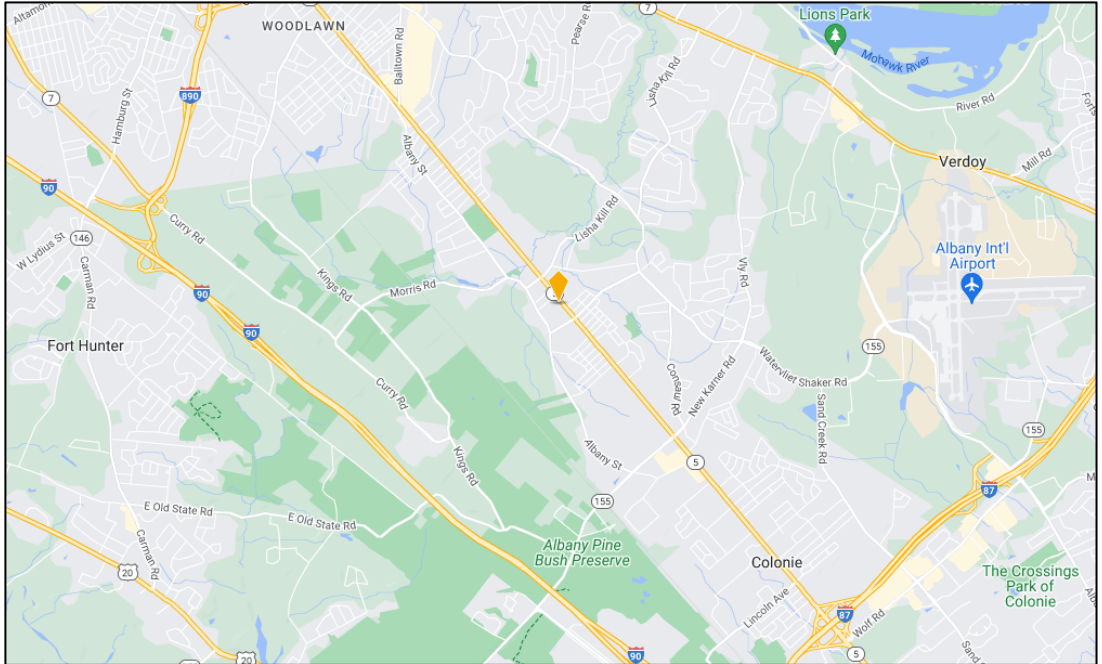
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## LOCATION



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## DEMOGRAPHICS

### Population

	2 mile	5 mile	10 mile
2020 Population	16,072	129,992	507,777
2024 Population	16,469	132,737	507,987

### Income

	2 mile	5 mile	10 mile
Avg Household Income	\$111,163	\$105,556	\$94,702
Median Household Income	\$91,241	\$86,262	\$74,034

### Housing

	2 mile	5 mile	10 mile
Median Home Value	\$272,851	\$247,147	\$242,290
Median Year Built	1972	1967	1961

### Households

	2 mile	5 mile	10 mile
2020 Households	6,459	51,172	213,554
2024 Households	6,594	51,761	212,403
2029 Household Projection	6,623	52,769	214,714
Annual Growth 2020-2024	1.4%	0.7%	0.2%
Annual Growth 2024-2029	0.1%	0.4%	0.2%
Owner Occupied Households	5,582	36,247	116,619
Renter Occupied Households	1,041	16,522	98,095
Avg Household Size	2.4	2.3	2.2
Avg Household Vehicles	2	2	2
Total Specified Consumer Spending (\$)	\$232.1M	\$1.7B	\$6.4B

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