

**FOR
LEASE**

29 NORTH PEARL ST

ALBANY, NEW YORK

DOWNTOWN ALBANY RETAIL



+/-1,152 SF STREET-LEVEL RETAIL SPACE

FORMER BAGEL & COFFEE SHOP

LOCATED IN THE HEART OF RAPIDLY GROWING DOWNTOWN

INCREDIBLE VISIBILITY AND EXPOSURE

HARD CORNER OF NORTH PEARL AND MAIDEN LANE

OVER 100K DAYTIME EMPLOYEES WITHIN A 2 MILE RADIUS

TO BE DELIVERED AS VANILLA BOX WITH NEW ADA RESTROOM

SURROUNDED BY 1,000'S OF NEW MARKET-RATE APARTMENTS

RETAIL GRANTS AVAILABLE THROUGH THE CITY OF ALBANY

BUILDING RECENTLY GUT RENOVATED AND FULLY RESTORED

BRAND-NEW HVAC

WALK-IN COOLER

FOR LEASE

\$1,800 PER MONTH

MODIFIED GROSS PLUS UTILITIES AND TRASH

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

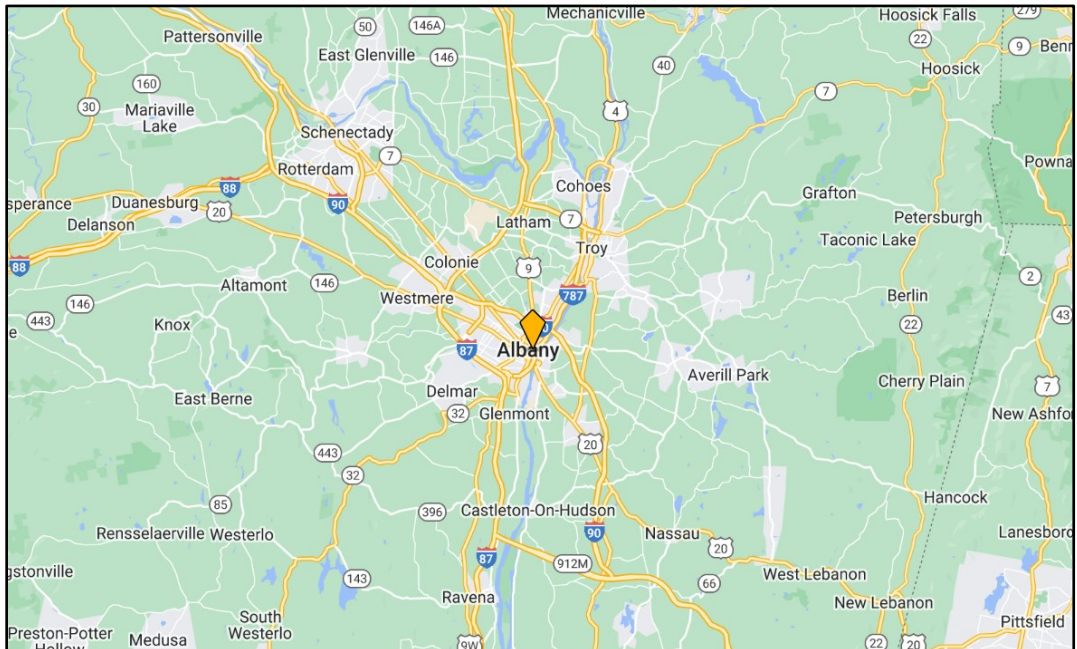
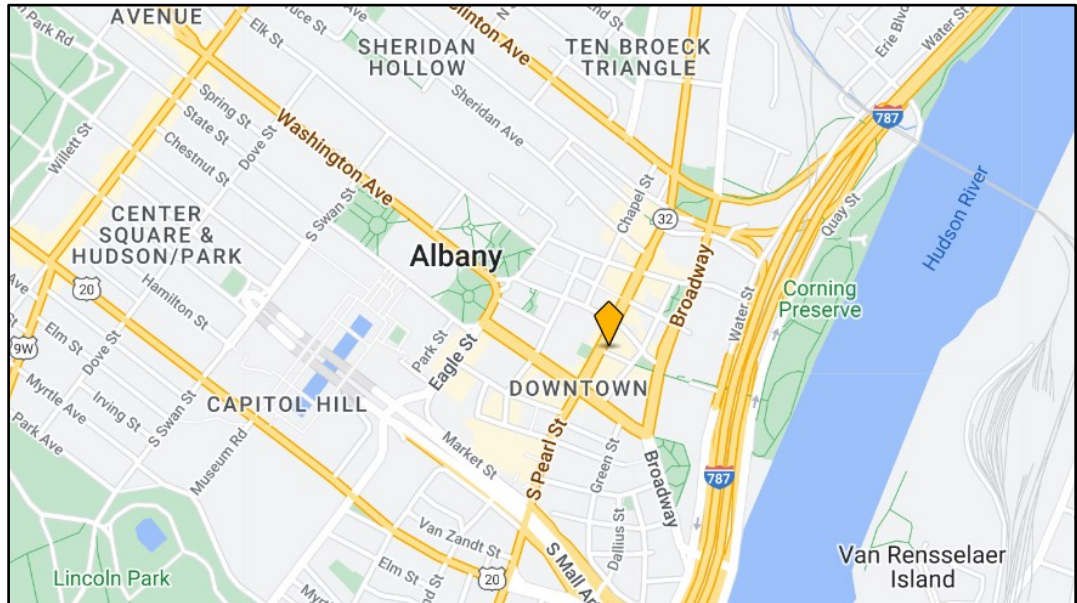
the information herein has not been verified, and is provided without warranty unless otherwise guaranteed in writing.
readers are advised to investigate and verify same prior to entering into a transaction.

**FOR
LEASE**

29 NORTH PEARL ST

ALBANY, NEW YORK

LOCATION



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.

**FOR
LEASE**

29 NORTH PEARL ST

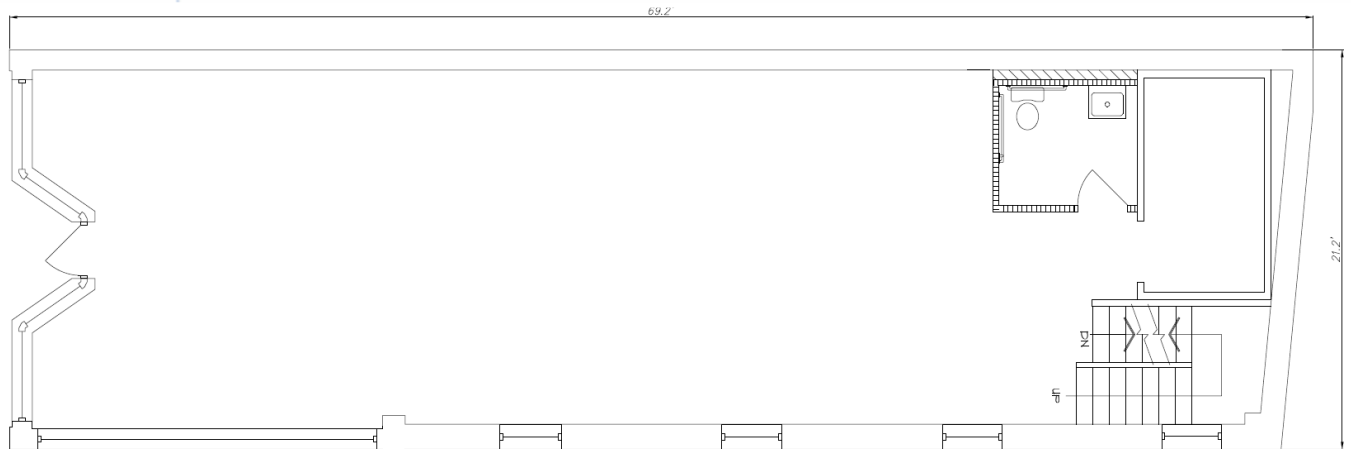
ALBANY, NEW YORK

EXTERIOR
SIGNAGE

**EXTERIOR SIGNAGE OPPORTUNITY WITH
STATE STREET VISIBILITY**



FLOOR
PLAN



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

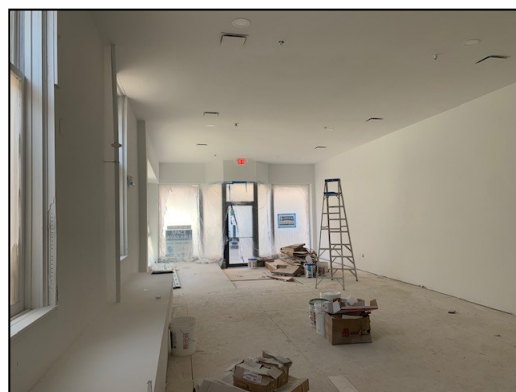
the information herein has not been verified, and is provided without warranty unless otherwise guaranteed in writing.
readers are advised to investigate and verify same prior to entering into a transaction.

**FOR
LEASE**

29 NORTH PEARL ST

ALBANY, NEW YORK

PHOTOS



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.

**FOR
LEASE**

29 NORTH PEARL ST

ALBANY, NEW YORK

DEMOGRAPHICS

Population

	2 mile	5 mile	10 mile
2010 Population	65,880	173,702	378,996
2022 Population	63,965	171,805	377,796

Households

	2 mile	5 mile	10 mile
2010 Households	28,870	72,633	157,462
2022 Households	28,143	71,817	157,033

Housing

	2 mile	5 mile	10 mile
Median Home Value	\$146,539	\$217,176	\$230,743
Median Year Built	1947	1952	1958

Income

	2 mile	5 mile	10 mile
Avg Household Income	\$56,846	\$82,578	\$88,965
Median Household Income	\$39,320	\$62,190	\$68,895

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.