

**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

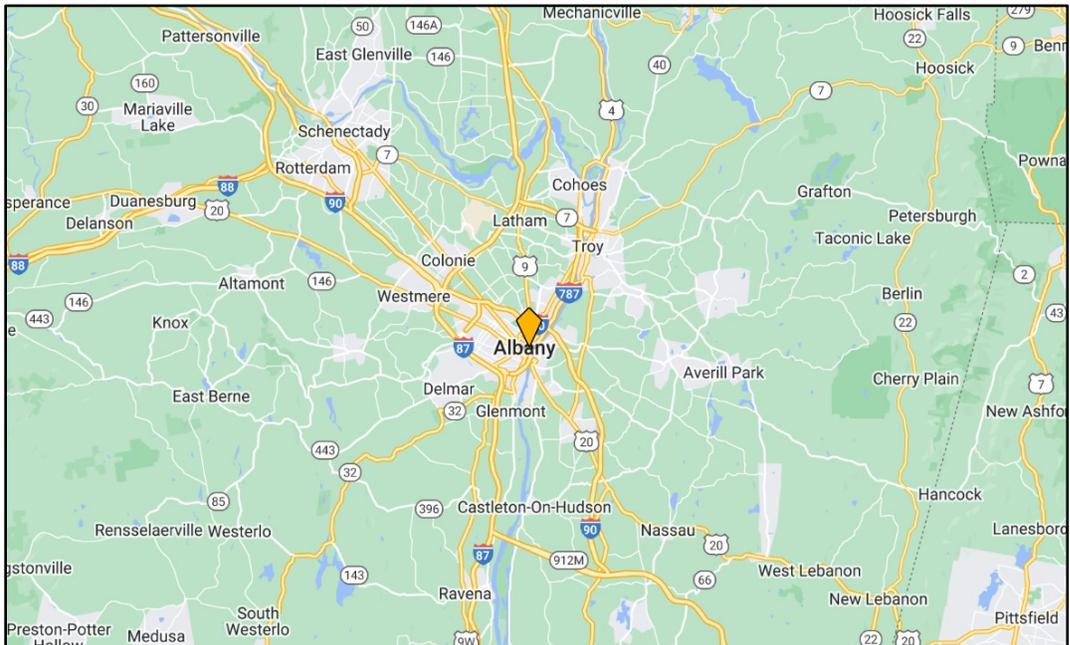
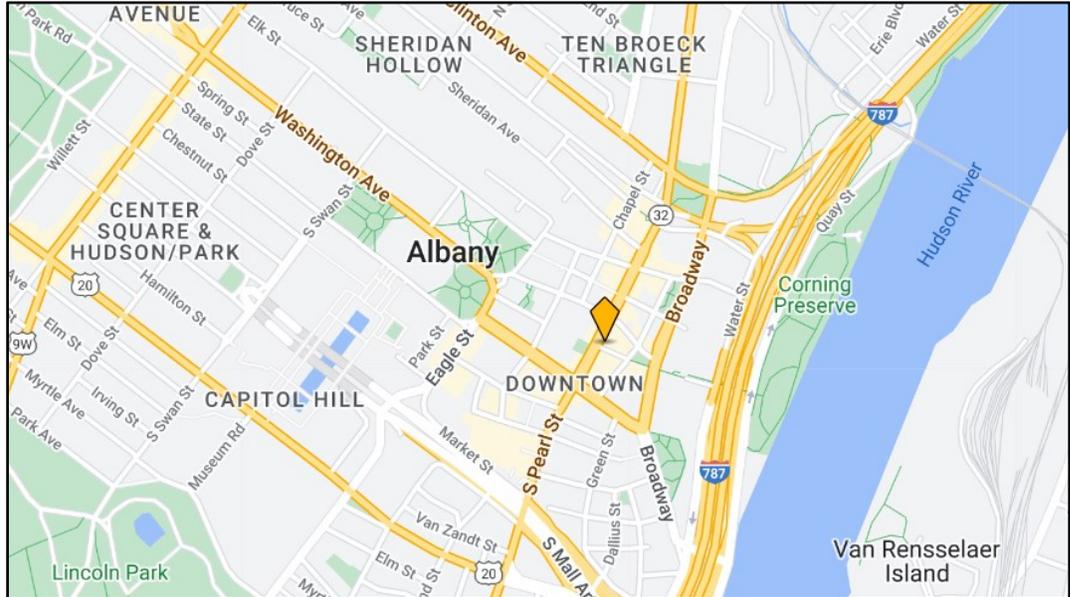
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LOCATION



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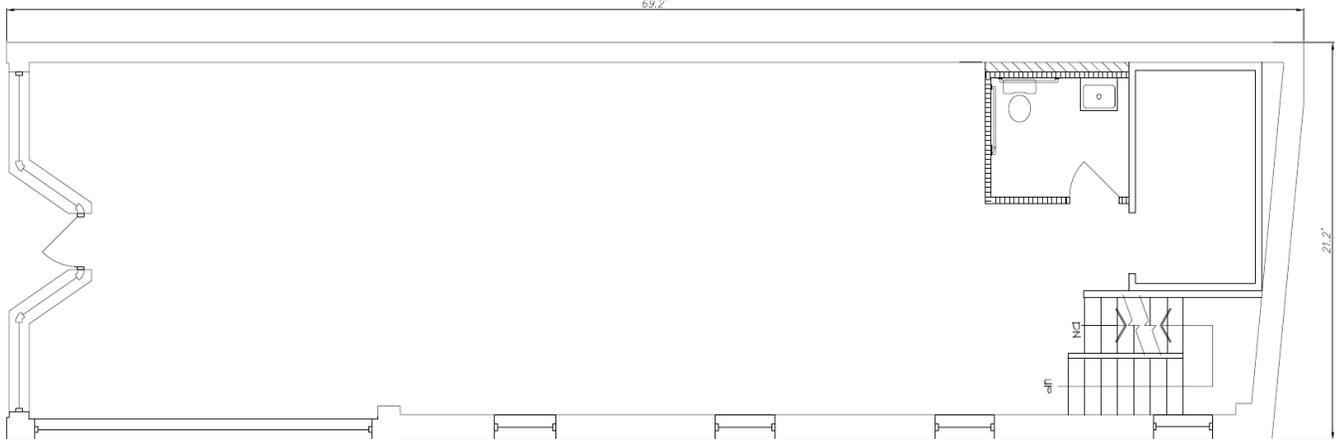
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EXTERIOR
SIGNAGE

**EXTERIOR SIGNAGE OPPORTUNITY WITH
STATE STREET VISIBILITY**



FLOOR
PLAN



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PHOTOS



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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

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