

**FOR  
LEASE**

# 86 NORTH PEARL ST

ALBANY, NY

## **DOWNTOWN ALBANY RETAIL SPACE**



### **+/-4,500 SF FORMER RESTAURANT & BAR**

PRIME STREET-LEVEL RETAIL SPACE

LOCATED IN THE HEART OF VIBRANT DOWNTOWN ALBANY

FULLY EQUIPPED KITCHEN

DIRECTLY ACROSS THE STREET FROM BRAND NEW CONCERT VENUE

SURROUNDED BY HUNDREDS OF NEW MARKET-RATE APARTMENTS

PUBLIC PARKING GARAGE DIRECTLY ACROSS THE STREET

TREMENDOUS OPPORTUNITY FOR NEW OPERATOR

**AVAILABLE FOR LEASE**

**\$4,500 NNN PER MONTH**  
NETS ESTIMATED AT \$3.50 PSF

FOR MORE  
INFORMATION  
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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

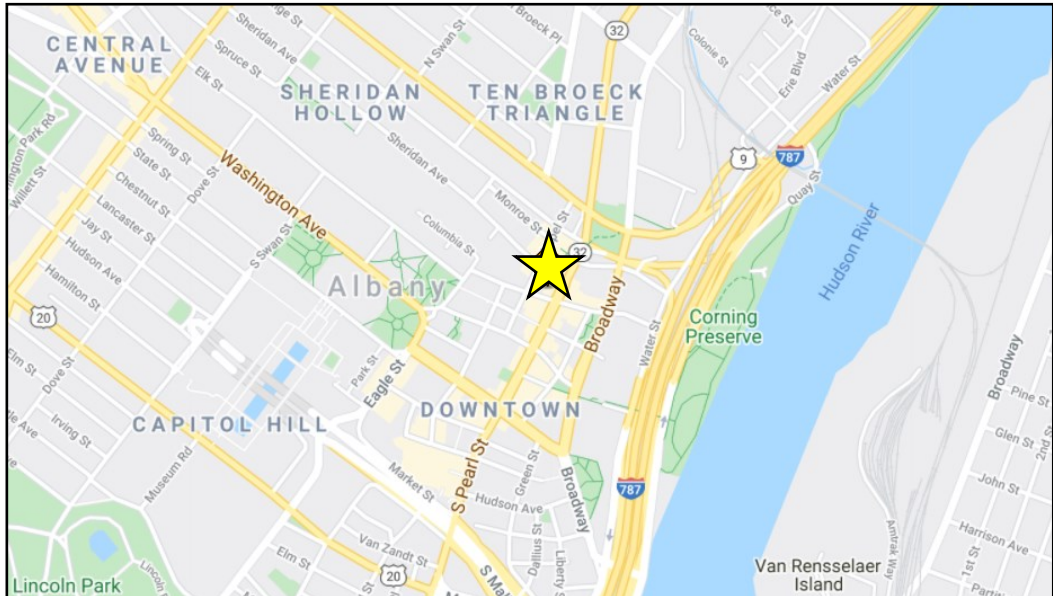
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## LOCATION



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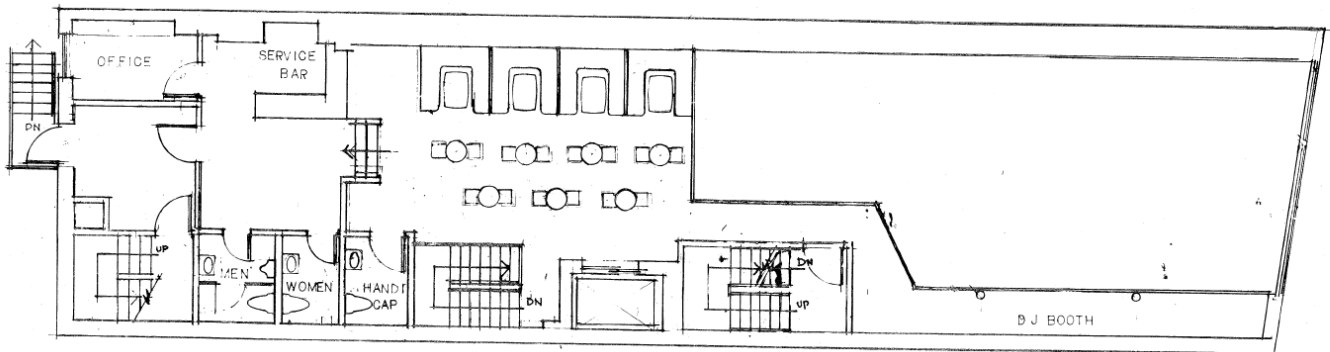
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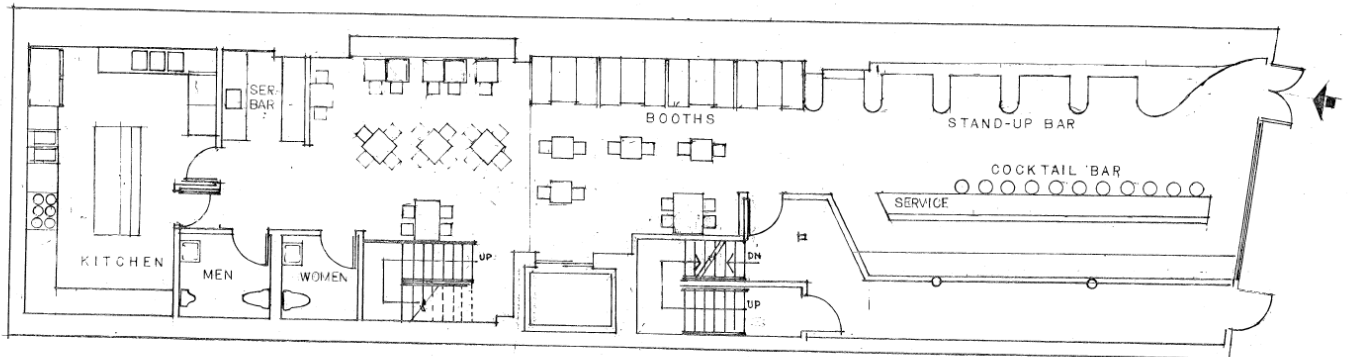
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## FLOOR PLAN



SECOND FLOOR PLAN  
SCALE 1/4" = 1'-0"



FIRST FLOOR PLAN  
SCALE 1/4" = 1'-0"

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## PHOTOS



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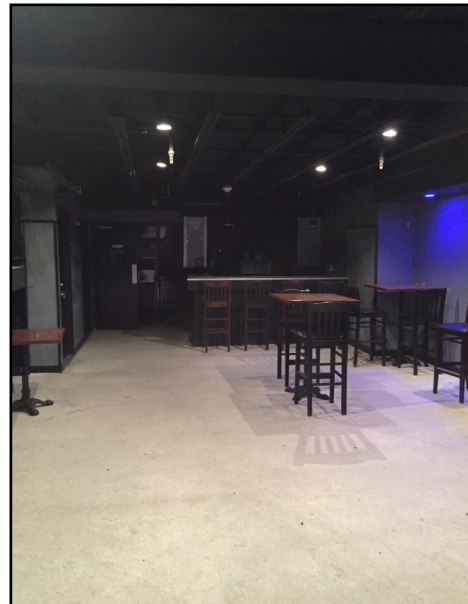
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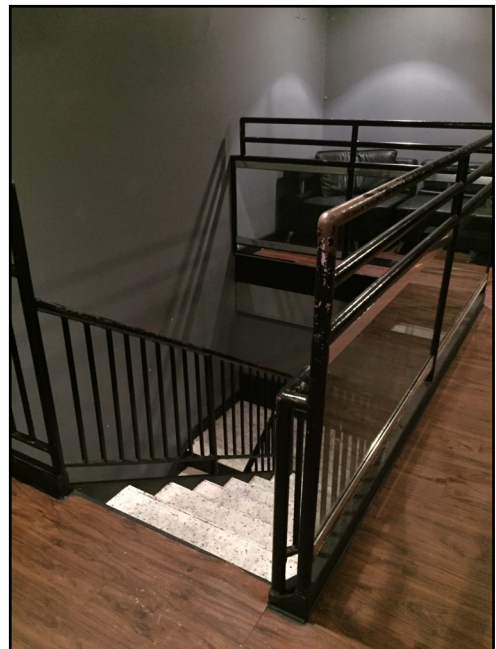
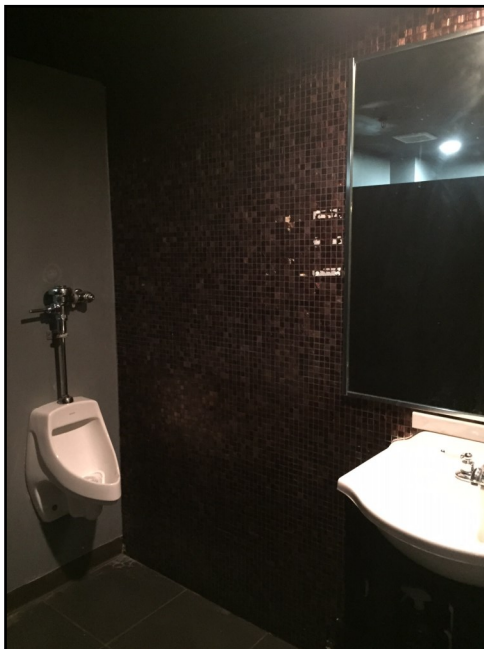
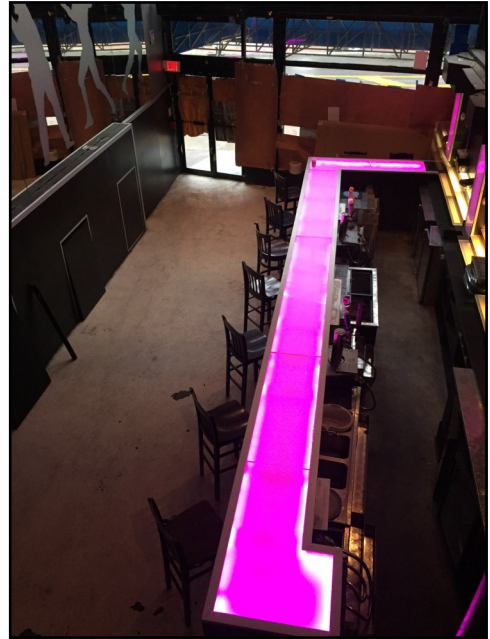


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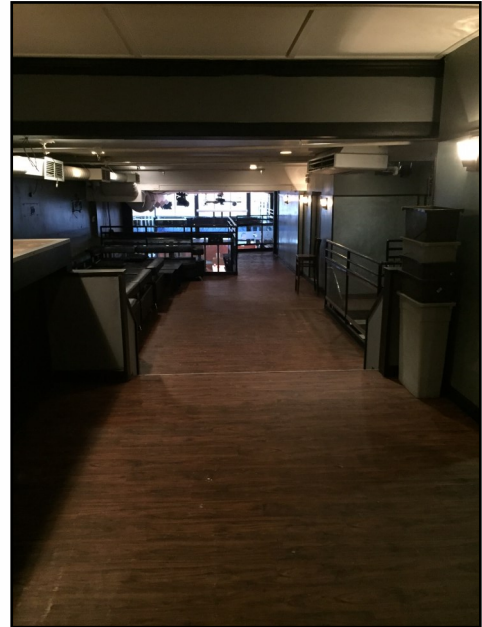
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## DEMOGRAPHICS

### Population

	2 mile	5 mile	10 mile
2010 Population	65,773	174,651	380,723
2021 Population	64,025	173,600	381,656
2026 Population Projection	63,341	172,498	380,028
Annual Growth 2010-2021	-0.2%	-0.1%	0%
Annual Growth 2021-2026	-0.2%	-0.1%	-0.1%
Median Age	32.7	35.7	37.9
Bachelor's Degree or Higher	27%	38%	37%

### Income

	2 mile	5 mile	10 mile
Avg Household Income	\$58,072	\$82,838	\$89,012
Median Household Income	\$40,724	\$62,210	\$69,012
< \$25,000	9,410	15,252	27,763
\$25,000 - 50,000	6,932	14,987	31,514
\$50,000 - 75,000	4,528	11,393	25,534
\$75,000 - 100,000	2,584	8,799	20,263
\$100,000 - 125,000	2,106	8,024	18,817
\$125,000 - 150,000	615	3,644	9,883
\$150,000 - 200,000	1,226	5,919	14,136
\$200,000+	715	4,238	10,486

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