

**FOR
SALE**

941 ALBANY SHAKER RD LATHAM, NY

DEVELOPMENT OPPORTUNITY NEXT TO ALBANY INTERNATIONAL AIRPORT



**+/-7.17 TOTAL ACRES
+/-5.58 USEABLE ACRES**

SECONDS FROM ALBANY INTERNATIONAL AIRPORT AND ROUTE 7

AIRPORT BUSINESS AREA (ABA)

**PERMITTED USES INCLUDE HOTEL, RETAIL, PROFESSIONAL & MEDICAL
OFFICE, INDUSTRIAL, SELF STORAGE AND MANY MORE**

14,487 AADT

MUNICIPAL WATER & SEWER

TAXES: \$21,103.68

**FOR MORE
INFORMATION
PLEASE
CONTACT**

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THOMAS A. MILLER
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**FOR SALE
\$1,890,000**



Adding Value Through Professional Real Estate Services

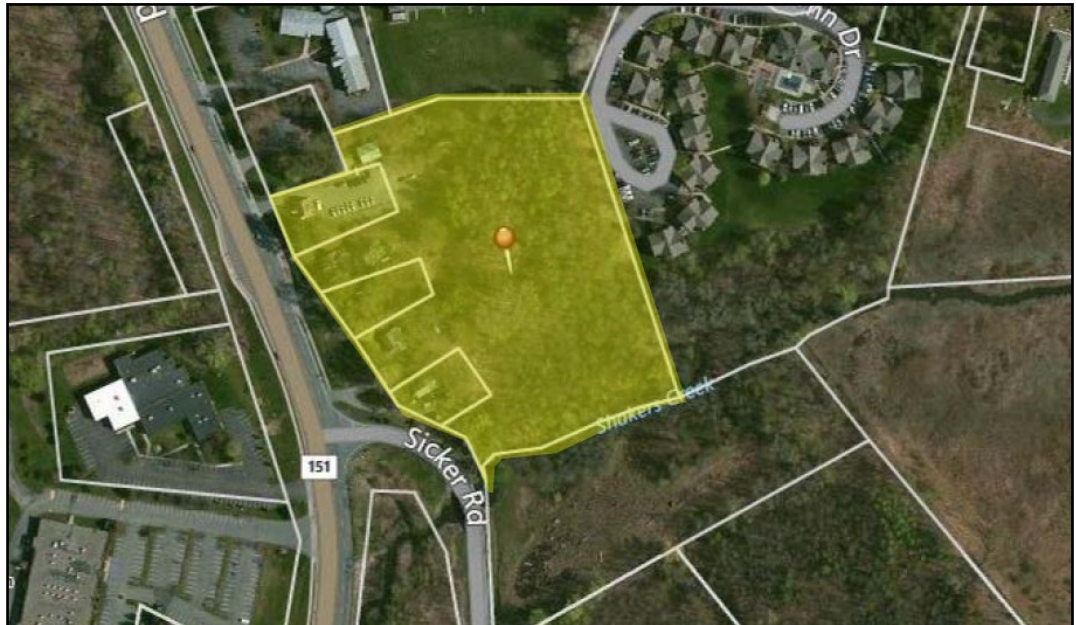
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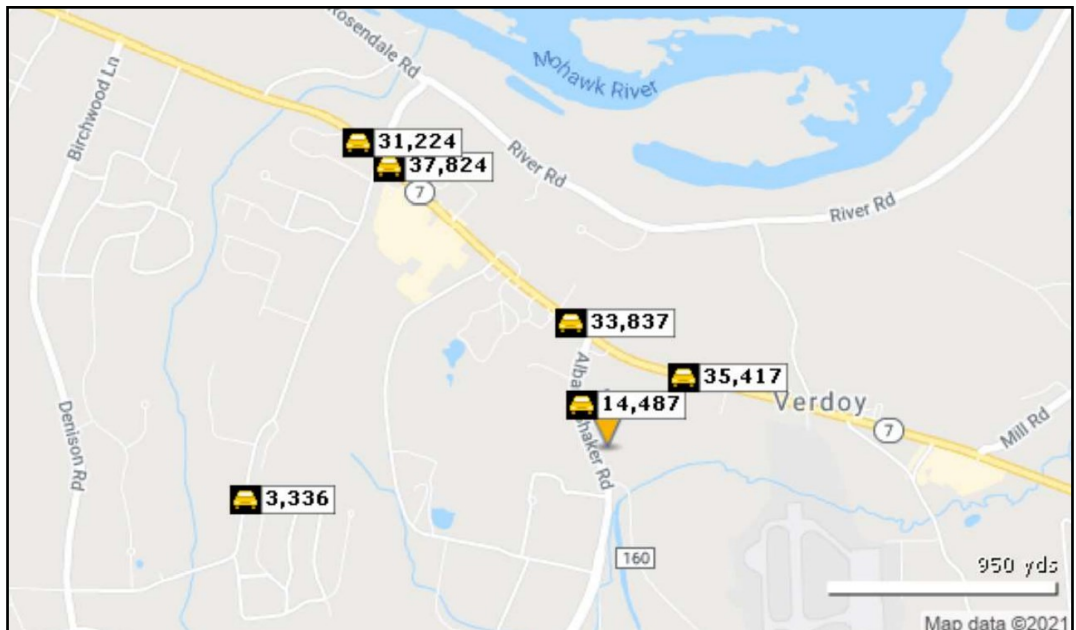
941 ALBANY SHAKER RD

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TAX MAP



TRAFFIC



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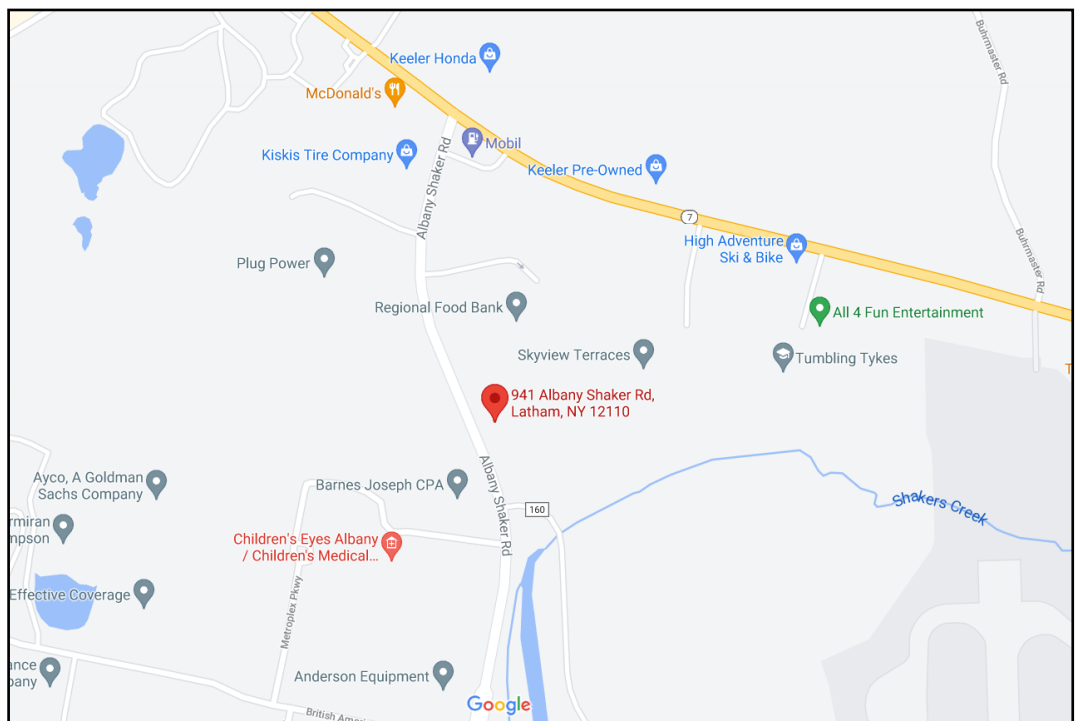
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LOCATION



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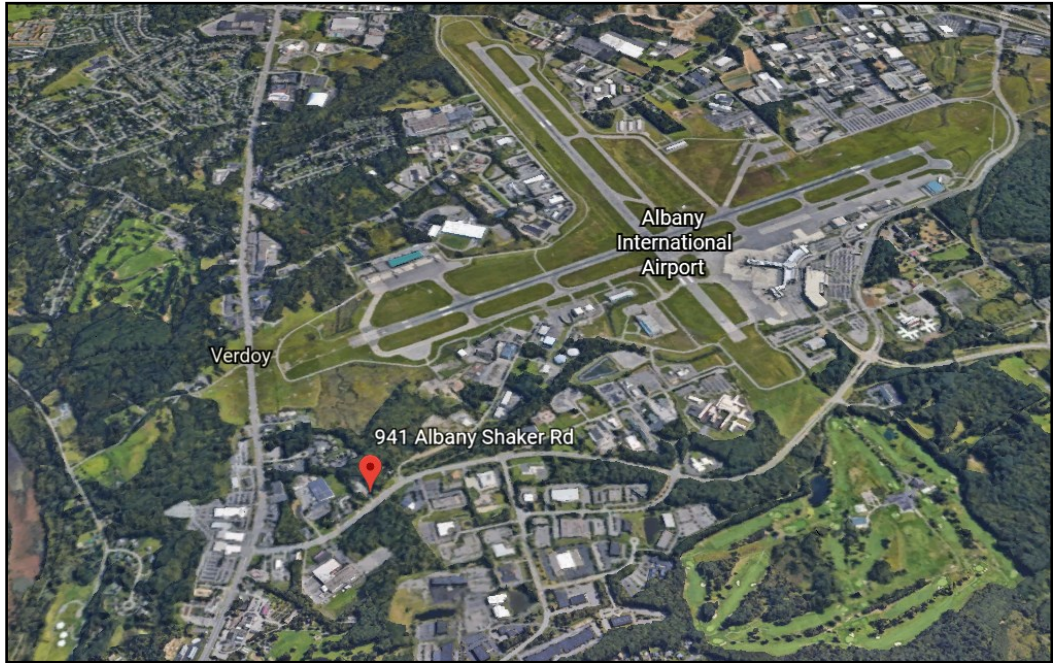
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LATHAM, NY

AREAL VIEW



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941 ALBANY SHAKER RD
LATHAM, NY

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LATHAM, NY

DEMOGRAPHICS

Population

	2 mile	5 mile	10 mile
2010 Population	10,775	103,885	525,818
2021 Population	10,823	105,381	527,670
2026 Population Projection	10,788	105,421	527,818

Households

	2 mile	5 mile	10 mile
2010 Households	3,765	40,455	218,580
2021 Households	3,779	41,065	219,187
2026 Household Projection	3,766	41,082	219,159

Income

	2 mile	5 mile	10 mile
Avg Household Income	\$122,983	\$108,370	\$88,625
Median Household Income	\$108,931	\$90,947	\$67,621

Housing

	2 mile	5 mile	10 mile
Median Home Value	\$277,658	\$258,350	\$219,582
Median Year Built	1971	1971	1957

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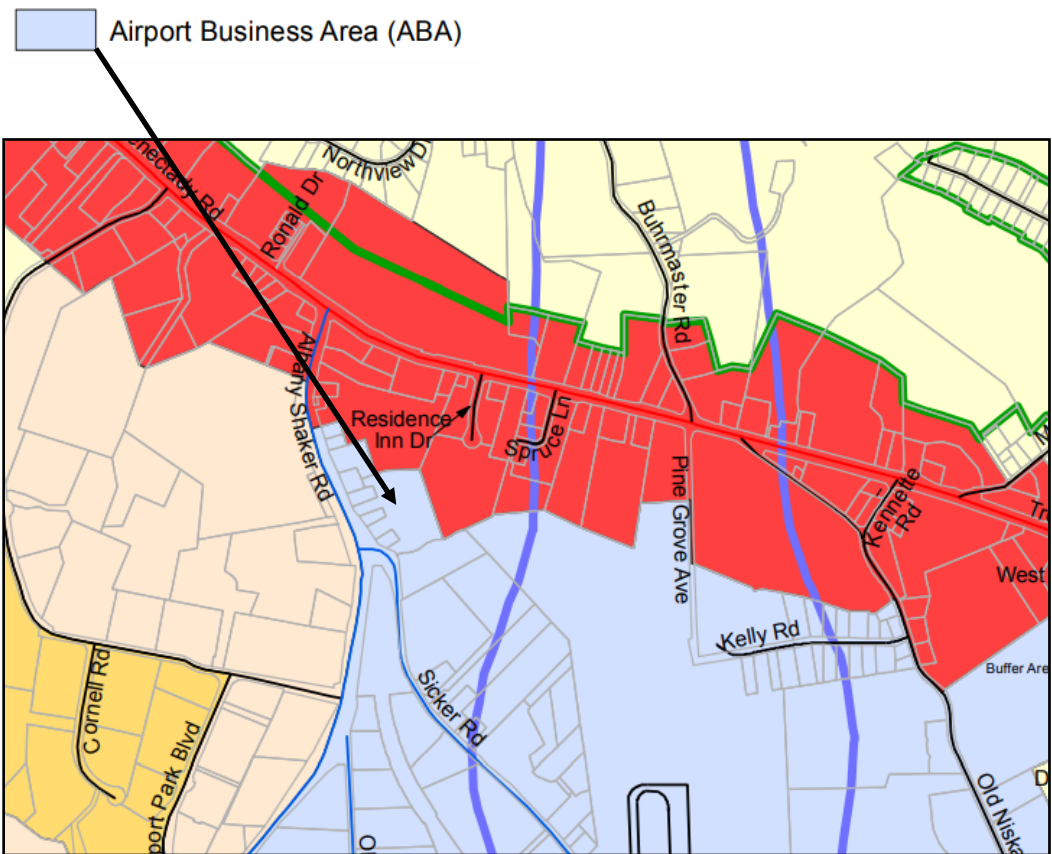
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ZONING

The Airport Business Area District (ABA) is characterized by a variety of uses, including office and commercial. Many businesses in this district are associated with the airport and transportation infrastructure, such as warehousing and multi-modal distribution. Development within this district must be compatible with the airport and associated uses.



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