

**FOR
LEASE**

956 WESTERN AVE.

ALBANY, NEW YORK



PRIME DENTAL OFFICE SPACE

+/-1,389 SF FORMER DENTIST OFFICE

LOCATED ON ALONG HIGHLY VISIBLE WESTERN AVENUE

4 EXAM ROOMS WITH PLUMBING IN PLACE

2 PRIVATE OFFICES

WAITING ROOM WITH BATHROOM

INCLUDES KITCHENETTE AND SEPARATE PRIVATE
BATHROOM

+/-41,116 CARS PASSING BY EVERY DAY

OFF STREET PARKING

FOR MORE
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PLEASE
CONTACT

KYLE J. BRADLEY, CPA
NYS Licensed Real Estate Salesperson
(845) 325-1568 mobile
kbradley@CarrowRealEstate.com

FOR LEASE

\$1,852 PER MONTH
(\$16.00 PSF PLUS UTILITIES)



Adding Value Through Professional Real Estate Services

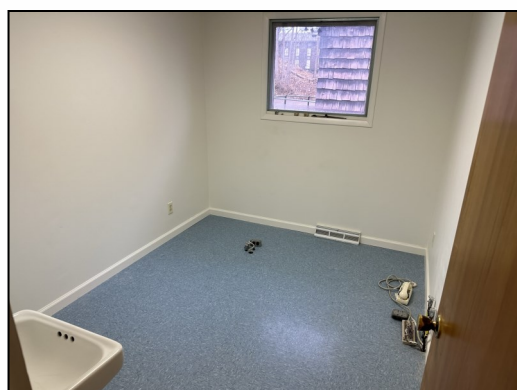
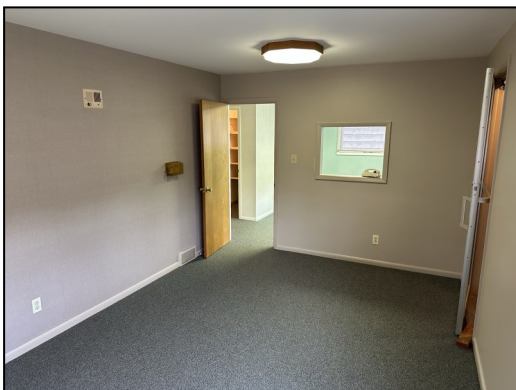
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PHOTOS



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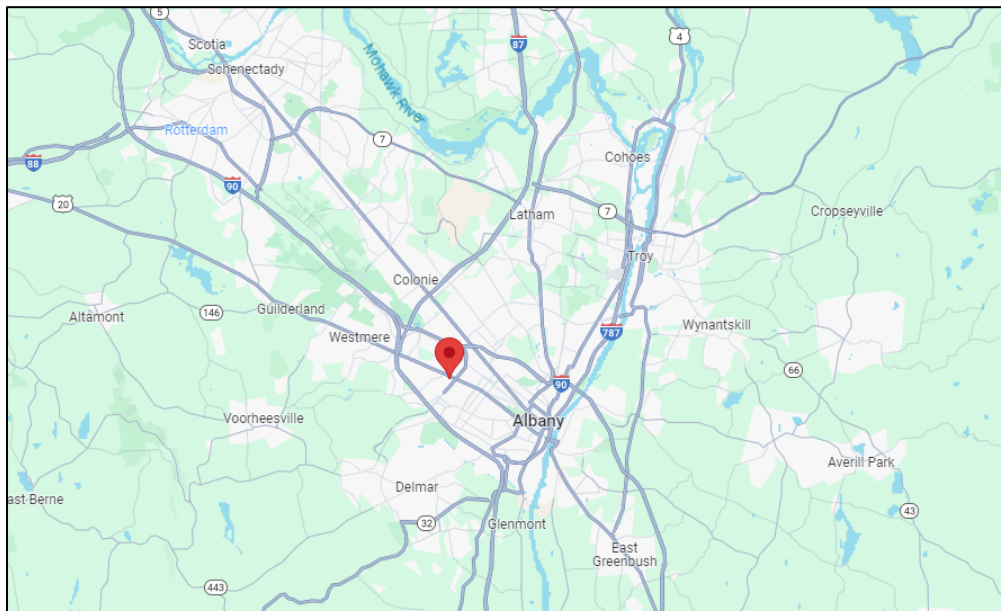
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LOCATION



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DEMOGRAPHICS

Population

| | 2 mile | 5 mile | 10 mile |
|-----------------|--------|---------|---------|
| 2010 Population | 59,149 | 184,184 | 409,040 |
| 2023 Population | 58,465 | 186,883 | 423,103 |

Households

| | 2 mile | 5 mile | 10 mile |
|-----------------|--------|--------|---------|
| 2010 Households | 23,482 | 77,369 | 170,035 |
| 2023 Households | 23,093 | 78,659 | 176,084 |

Housing

| | 2 mile | 5 mile | 10 mile |
|-------------------|-----------|-----------|-----------|
| Median Home Value | \$213,280 | \$236,891 | \$235,348 |
| Median Year Built | 1950 | 1956 | 1960 |

Income

| | 2 mile | 5 mile | 10 mile |
|-------------------------|----------|----------|----------|
| Avg Household Income | \$87,347 | \$88,451 | \$92,784 |
| Median Household Income | \$70,349 | \$67,164 | \$72,318 |

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