

**FOR  
LEASE**

**THE KENMORE**  
**76 NORTH PEARL STREET**  
ALBANY, NEW YORK

**DOWNTOWN ALBANY RETAIL SPACE**



- **2,220 SF PRIME CORNER RETAIL SPACE WITH PRIVATE OUTDOOR PATIO**
- FORMER RESTAURANT WITH 1,116 SF COMMERCIAL KITCHEN
- LOCATED IN THE HEART OF THE RAPIDLY GROWING CENTRAL BUSINESS DISTRICT
- SURROUNDED BY OVER 1,000 BRAND NEW HIGH-END RESIDENTIAL APARTMENTS
- TREMENDOUS FOOT TRAFFIC
- EXCELLENT VISIBILITY AND EXPOSURE

**AVAILABLE FOR LEASE**

**\$22.50 PSF**  
PLUS UTILITIES AND JANITORIAL

FOR MORE  
INFORMATION  
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CONTACT

**RUDY R. LYNCH, CCIM**  
NYS Licensed Associate Real Estate Broker  
(518) 462-7491 x 105 office  
(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.

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### PHOTOS



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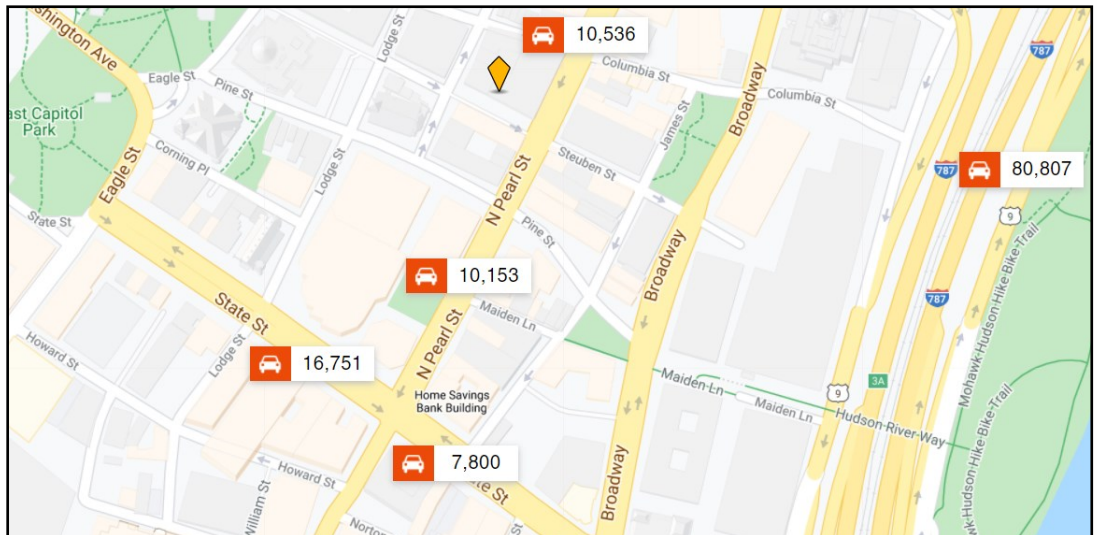
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## LOCATION



## TRAFFIC



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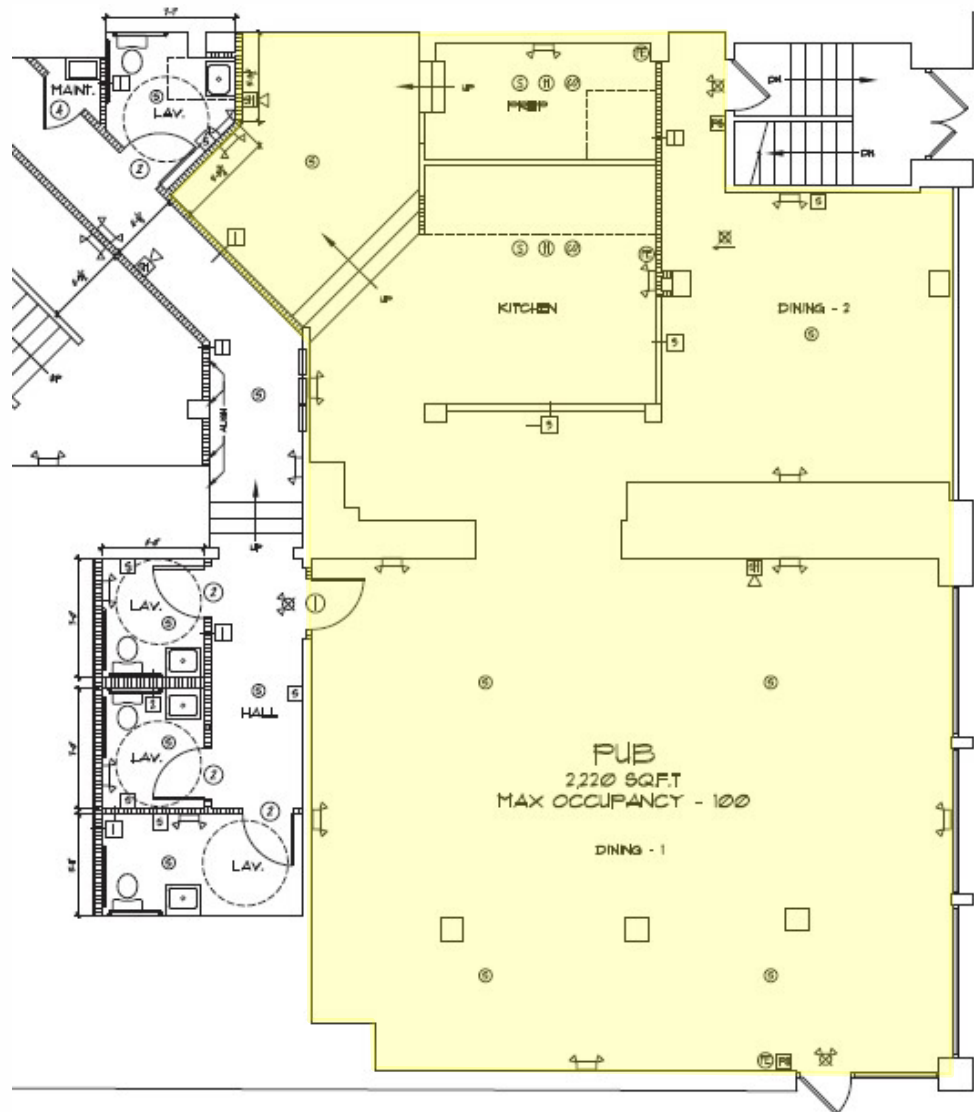
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## 76 NORTH PEARL STREET

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FLOOR PLAN



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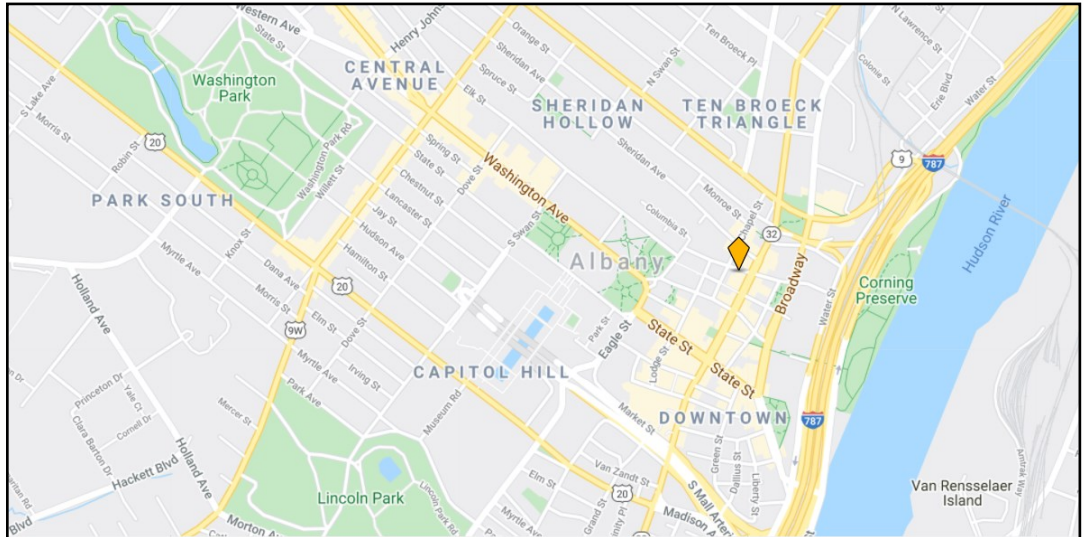
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## 76 NORTH PEARL STREET

ALBANY, NEW YORK

### LOCATION



### DEMOGRAPHICS

| Population             | 3 Mile    | 5 Mile    | 10 Mile   |
|------------------------|-----------|-----------|-----------|
| 2020 Total Population: | 99,597    | 169,932   | 384,509   |
| 2025 Population:       | 99,002    | 169,561   | 384,450   |
| Pop Growth 2020-2025:  | (0.60%)   | (0.22%)   | (0.02%)   |
| Average Age:           | 36.60     | 38.60     | 39.40     |
| Households             |           |           |           |
| 2020 Total Households: | 43,501    | 72,693    | 159,483   |
| HH Growth 2020-2025:   | (0.64%)   | (0.25%)   | (0.02%)   |
| Median Household Inc:  | \$48,402  | \$58,819  | \$65,571  |
| Avg Household Size:    | 2.20      | 2.20      | 2.30      |
| 2020 Avg HH Vehicles:  | 1.00      | 1.00      | 2.00      |
| Housing                |           |           |           |
| Median Home Value:     | \$169,446 | \$204,901 | \$219,628 |
| Median Year Built:     | 1948      | 1952      | 1958      |

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