

**FOR
LEASE**

1593 CENTRAL AVENUE

ALBANY, NY

OLDE SARATOGA PLAZA



- 43,184 DAILY TRAFFIC COUNT
- GREAT CORNER TO CORNER EXPOSURE
- 260' OF FRONTAGE ON BUSY CENTRAL AVENUE RETAIL CORRIDOR
- AMPLE ON-SITE PARKING

2,282 SF AND 1,403 SF SPACES CURRENTLY AVAILABLE

FOR MORE
INFORMATION
PLEASE
CONTACT

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\$11.95 PER SF NNN

NET CHARGES: +/- \$3.42 PER SF



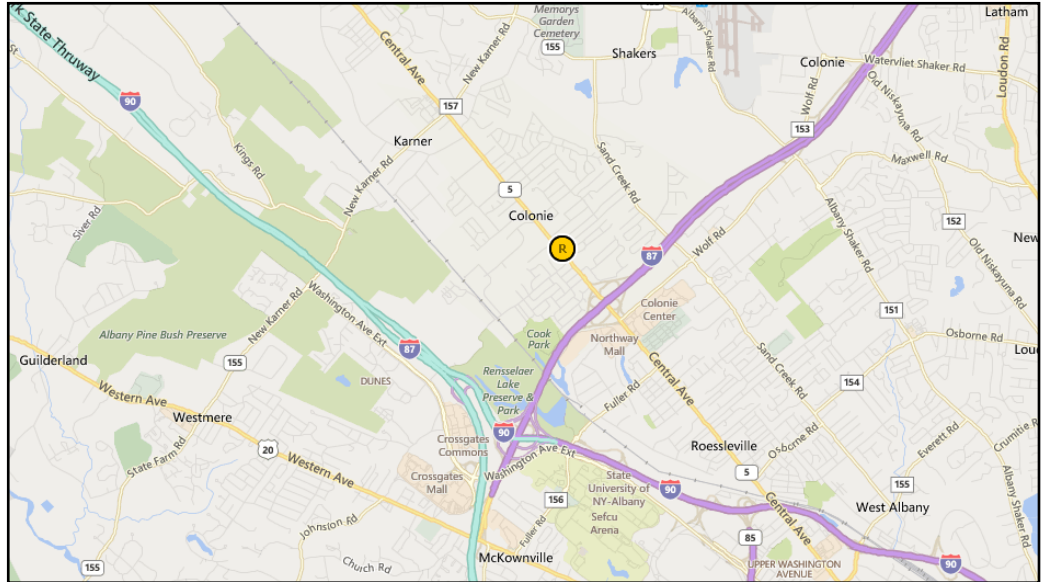
Adding Value Through Professional Real Estate Services

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LOCATION



DEMOGRAPHICS

Population	3 Mile	5 Mile	10 Mile
2015 Total Population:	51,526	150,734	517,735
2020 Population:	52,268	152,736	523,294
Pop Growth 2015-2020:	1.44%	1.33%	1.07%
Average Age:	40.10	39.60	38.90
Households			
2015 Total Households:	19,172	60,469	213,998
HH Growth 2015-2020:	1.78%	1.44%	1.11%
Median Household Inc:	\$68,904	\$64,551	\$56,590
Avg Household Size:	2.20	2.30	2.30
2015 Avg HH Vehicles:	2.00	2.00	2.00
Housing			
Median Home Value:	\$197,813	\$219,549	\$193,379
Median Year Built:	1967	1963	1957

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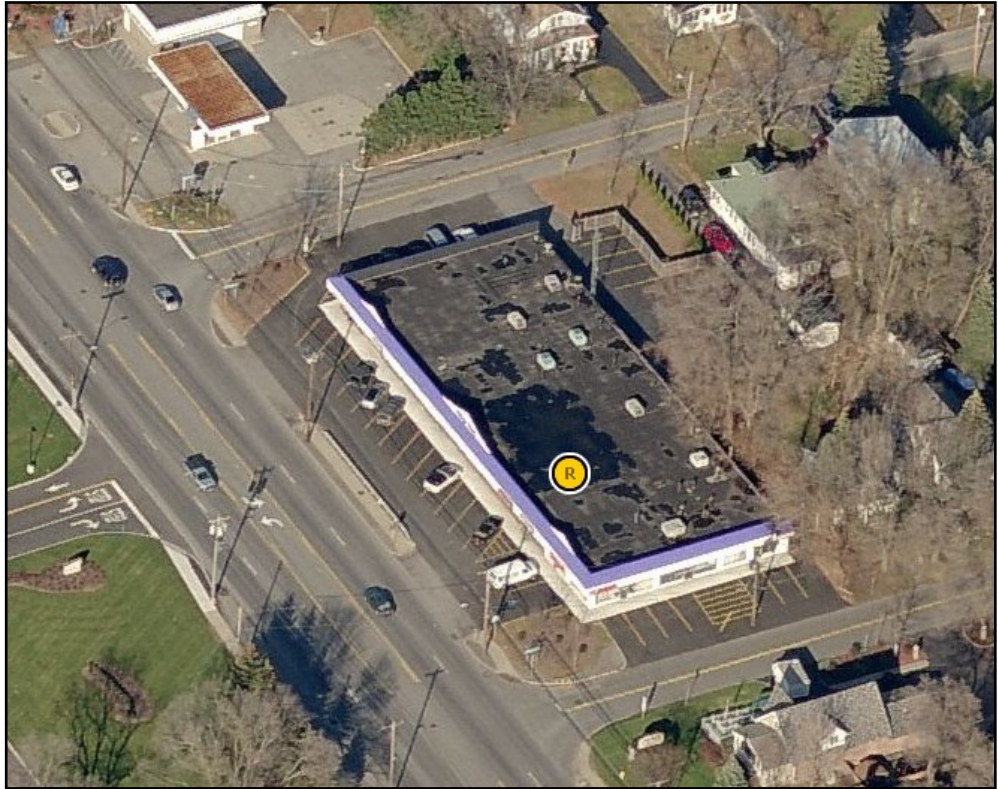
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AERIAL VIEW



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