

**FOR
LEASE**

48 NORTH PEARL STREET

ALBANY, NY

DOWNTOWN ALBANY CBD RETAIL

STREET LEVEL RETAIL SPACE ON THE CORNER OF BUSY NORTH PEARL AND PINE
FOR LEASE IN BRAND NEW 26 UNIT MIXED-USE REDEVELOPMENT PROJECT



- LOCATED IN THE HEART OF RAPIDLY DEVELOPING DOWNTOWN ALBANY CBD
- INCREDIBLE RETAIL OPPORTUNITY
- TREMENDOUS EXPOSURE
- LOCATED AT SIGNALIZED INTERSECTION
- WILL BUILD TO SUIT

***ONLY 2,000 SF
REMAINING!***

**FOR LEASE @
\$18.50 /SF
+ UTILITIES**

**FOR MORE
INFORMATION
PLEASE
CONTACT**

RUDY R. LYNCH, CCIM
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(518) 462-7491 x 207 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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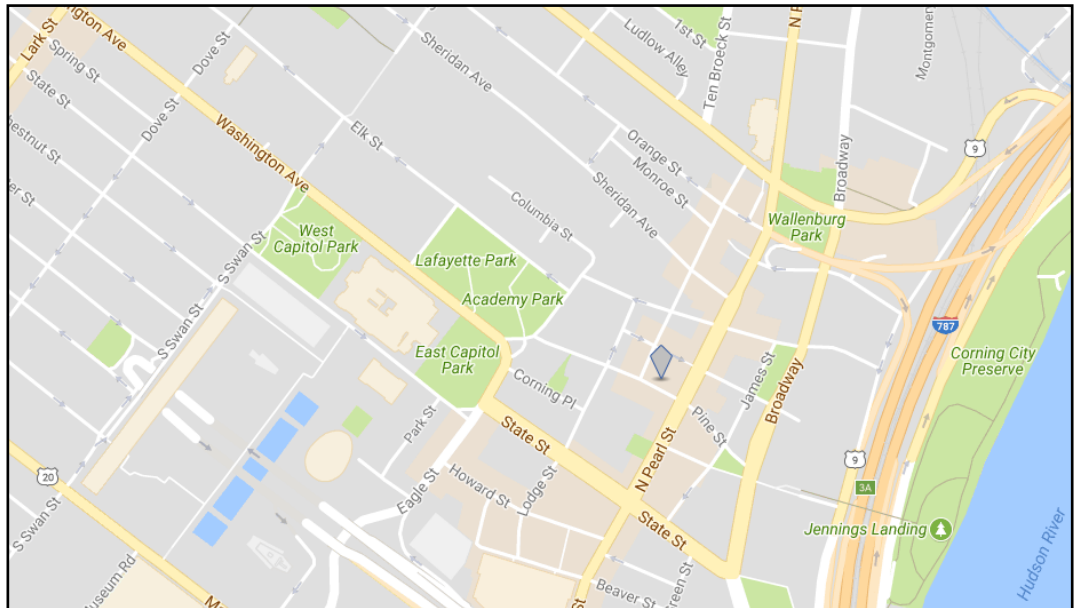
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DEMOGRAPHICS

Population	3 Mile	5 Mile	10 Mile
2017 Total Population:	100,657	176,011	386,795
2022 Population:	100,945	177,105	389,448
Pop Growth 2017-2022:	0.29%	0.62%	0.69%
Average Age:	36.30	37.90	39.10
Households			
2017 Total Households:	43,959	73,236	160,522
HH Growth 2017-2022:	0.25%	0.62%	0.71%
Median Household Inc:	\$43,703	\$55,757	\$62,258
Avg Household Size:	2.20	2.20	2.30
2017 Avg HH Vehicles:	1.00	1.00	2.00
Housing			
Median Home Value:	\$170,564	\$201,898	\$214,283
Median Year Built:	1948	1952	1957

LOCATION



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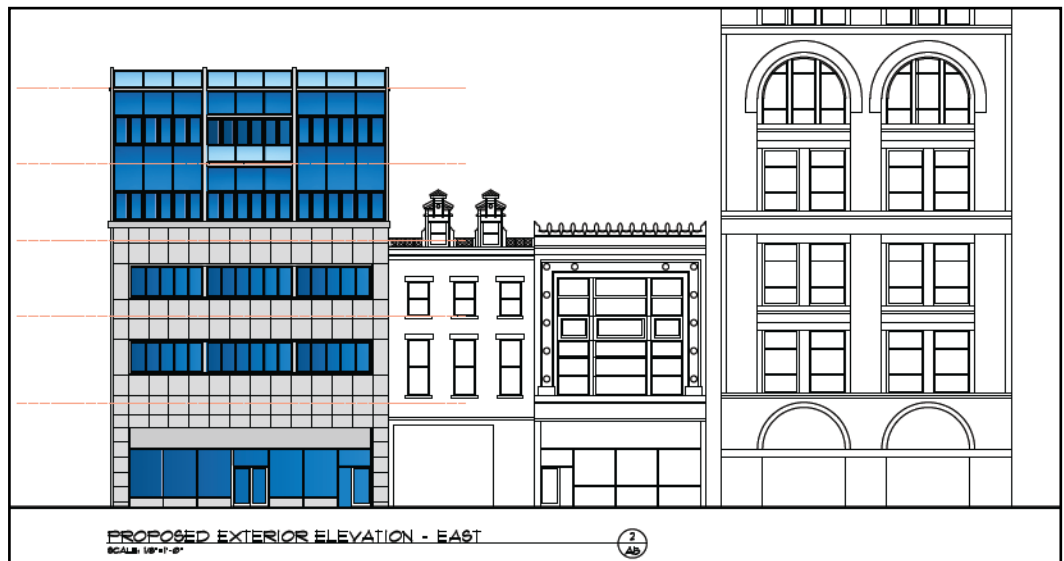
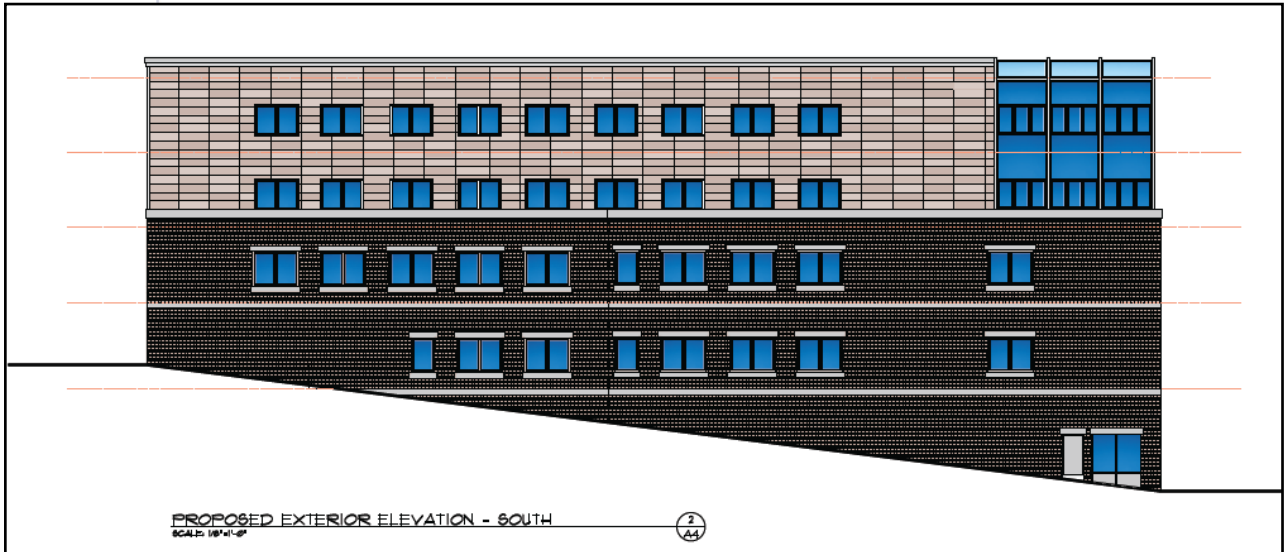
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PROPOSED
RENDERINGS



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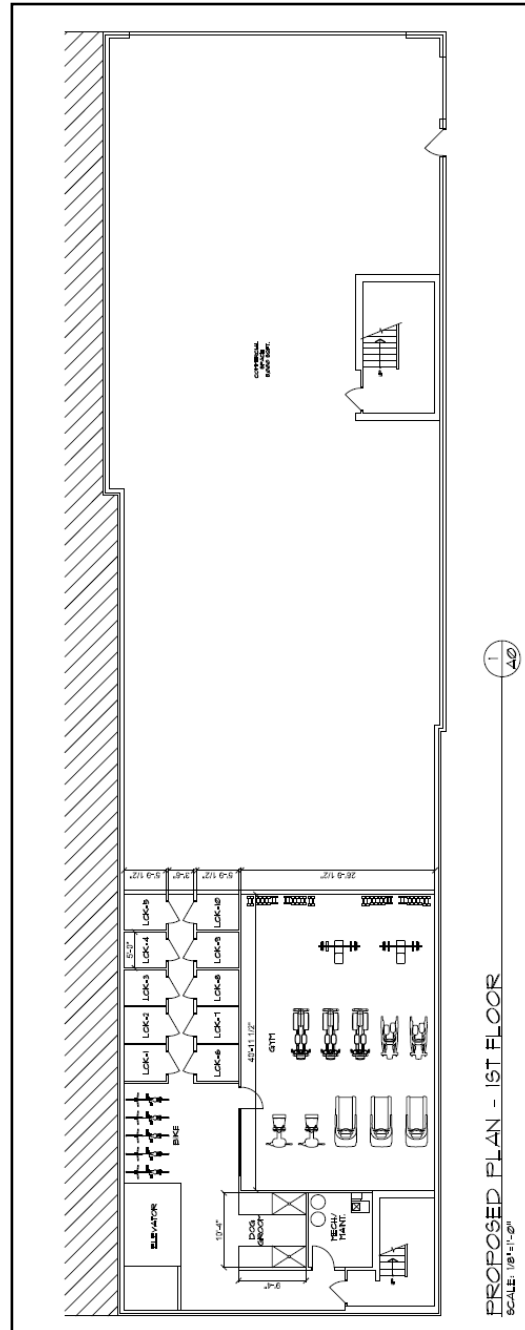
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FLOOR PLAN



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