

Albany, NY 12205

1225 CENTRAL AVE.

Commercial Development Site Along Primary Commercial Corridor



- +/- .56 Acres- Commercial Dev. Site
- High Visibility location with tremendous traffic counts
- NCOR visibility allows for a multitude of commercial uses
- Municipal sewer and water to the site.
- Proposed access along both Central Ave. and Wilson Ave.

For More Information:

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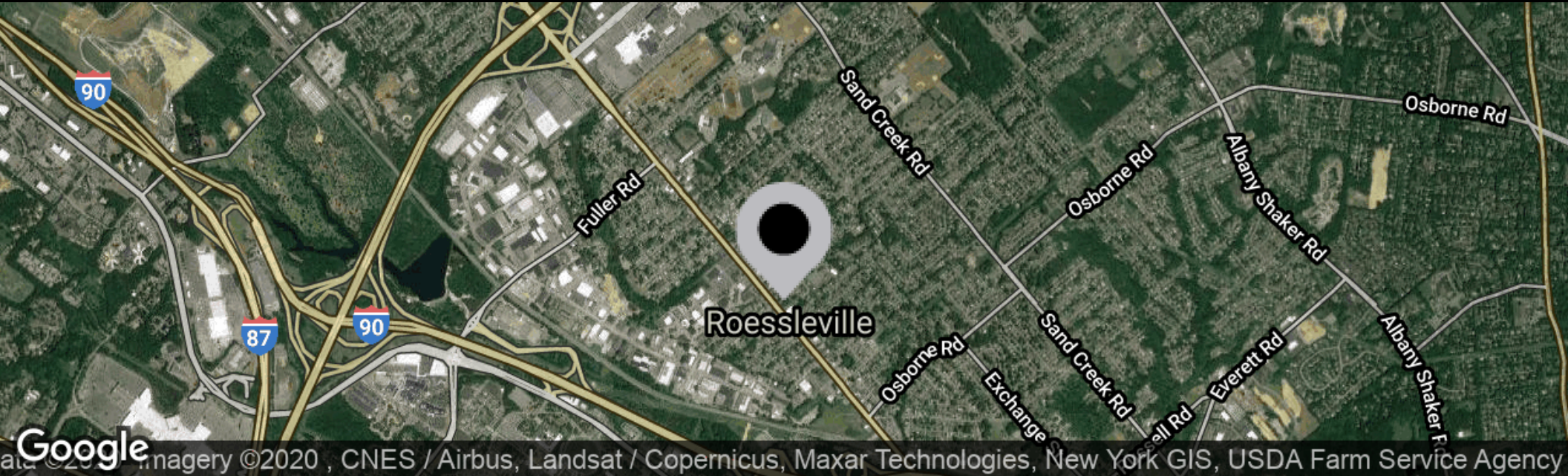
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IKON
REALTY GROUP LLC

Member of:



Executive Summary



OFFERING SUMMARY

Sale Price:	\$349,000
Building Size:	3,300 SF
Lot Size:	0.56 Acres
Price / SF:	\$105.76
Traffic Count:	27,899

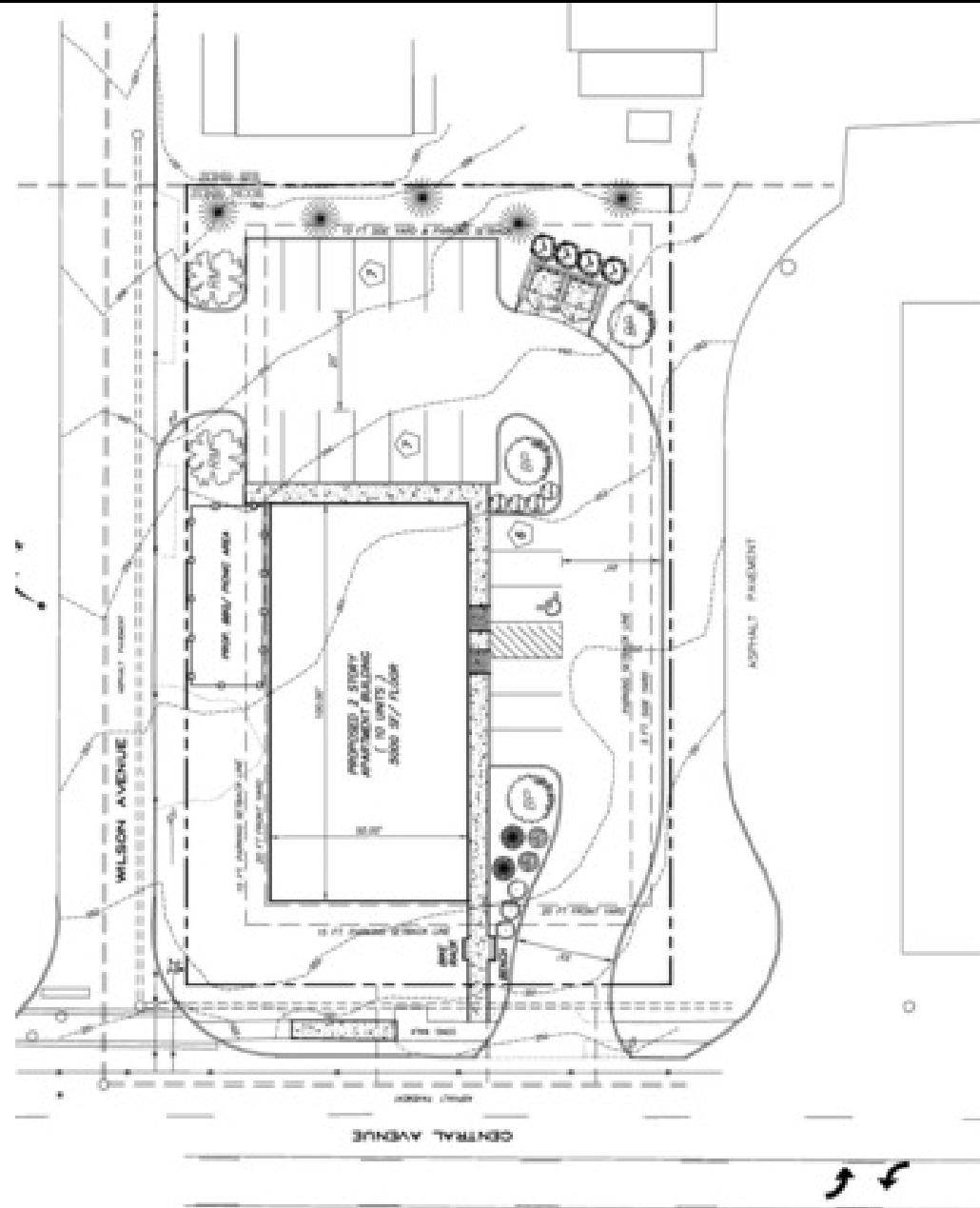
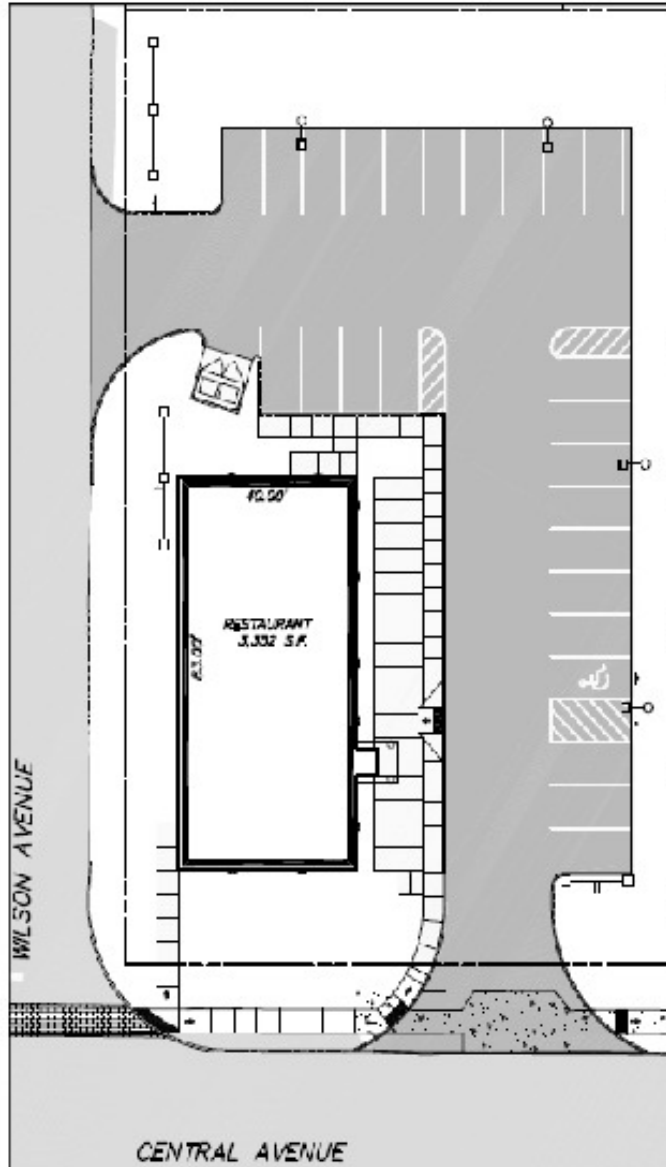
PROPERTY OVERVIEW

Conceptually planned for (1) a +/- 3,300 SF commercial building, or (2) a +/-10,000 SF, two-story apartment building with up to 10 rental units. Ability to modify the conceptual site plan to accommodate particular uses. Located along an extremely busy section of Central Avenue with close proximity to Wolf Road and Interstate-87.

PROPERTY HIGHLIGHTS

- Motivated Seller
- +/- .56 Acre Commercial Development Site
- Zoning: NCOR- Neighborhood Commercial Office Residential District
- Traffic Count: +/- 27,899 AADT cars/day
- Frontage: +/-122 of frontage on Central Ave. +/-200 of frontage on Wilson Ave.
- Access: Proposed access along both Central Ave. and Wilson Ave.

Conceptual Plans



Demographics Map & Report

POPULATION	1 MILE	3 MILES	5 MILES
Total Population	9,922	88,141	204,152
Average age	39.2	36.6	36.1
Average age (Male)	37.2	34.8	34.3
Average age (Female)	41.1	38.5	37.7
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	4,363	34,279	83,667
# of persons per HH	2.3	2.6	2.4
Average HH income	\$60,940	\$68,032	\$67,395
Average house value	\$176,196	\$211,966	\$223,141

* Demographic data derived from 2010 US Census

