

AVAILABLE FOR LEASE

Property Highlights:

- 1660± SF Available
- Wide open floor plan with 10 ft ceilings, higher ceilings in garage track
- Dropped ceiling with new LED lighting
- Separately metered gas heat, water, AC with new heating and cooling system – within last 2.5 years
- Store front has traditional door entry + garage door entry; Rear of store has back door exit also. Owner willing to convert garage door to a store front window if desired by



For more information, please contact:

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FOR LEASE

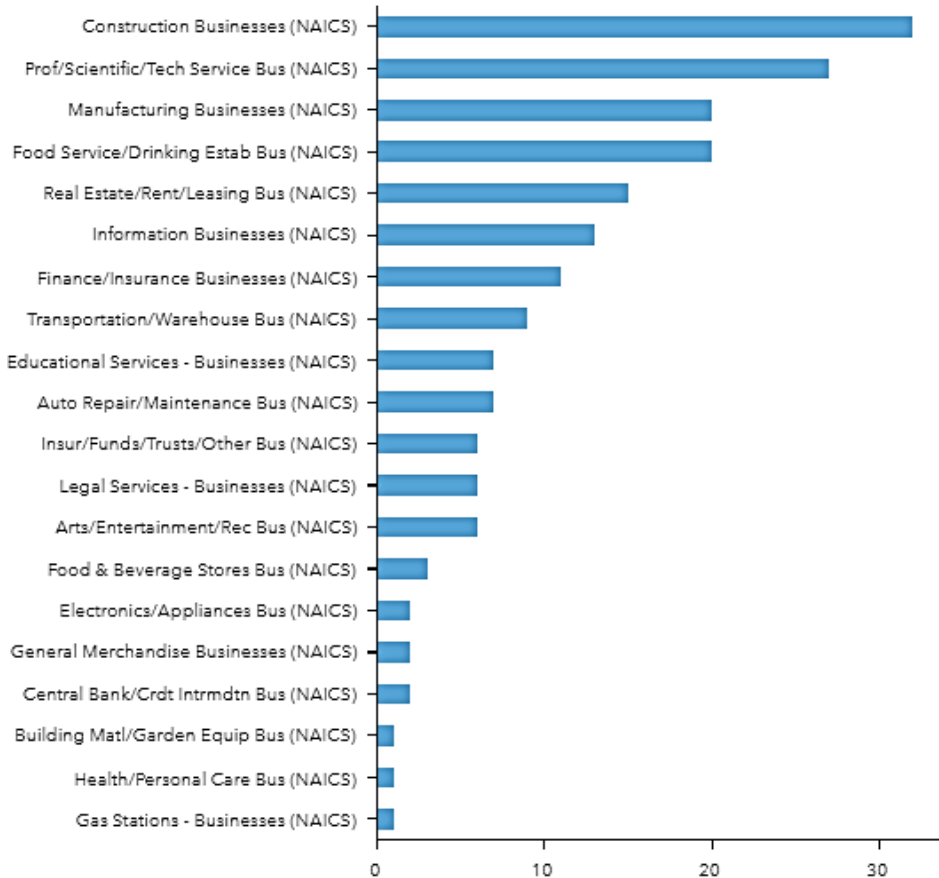
619/621 North Pearl Street

Menands, NY 12204



Approximate plot lines; subject to survey verification

Business Demographics



AADT

BUSINESS



333

Total Businesses



7,345

Total Employees

RETAIL SALES



\$109,804,311

Total Retail Sales



\$109,208,862

Total Retail Sales Potential



49

Total Retail Businesses