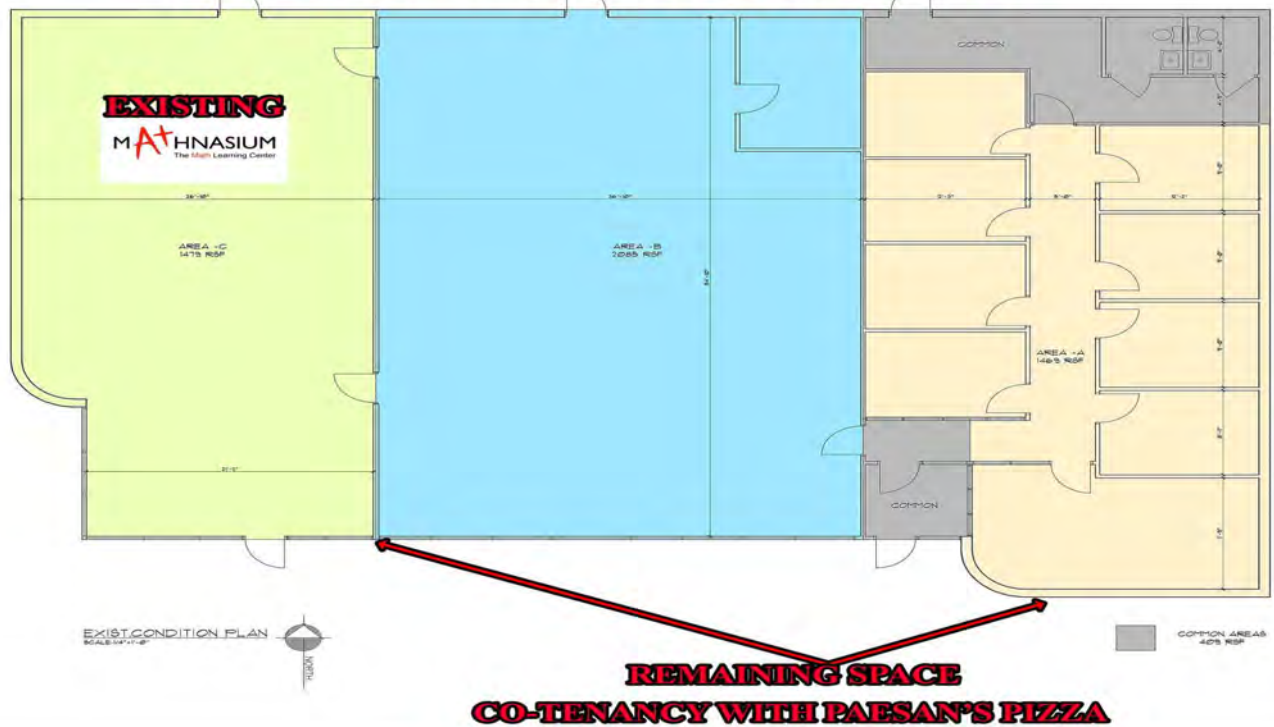


# 1801 WESTERN ALBANY (GUILDERLAND, NY)



**FOR LEASE - NEW OWNER & OCCUPIER**  
**+/-1,500-2,000 SF REMAINING**  
**( FACADE WORK TO BE COMPLETED)**

**EXISTING CONDITIONS**  
**LANDLORD WILLING TO**  
**MODIFY EXISTING FOOTPRINTS**



**Bruce V. Ginsburg** or **Peter J. VanBortel**

Licensed RE Broker

Licensed Associate RE Broker

518.456.5440 | [www.ikonrealtygroup.com](http://www.ikonrealtygroup.com)



**AVAILABLE:**

- +/-1,500-2,000 SF
- CALL FOR BASE RENT PRICING
- NNNs estimated at \$5.73/SF
- Co-tenancy with Paesan's Pizza and Restaurant, and Mathnasium.

**PROPERTY HIGHLIGHTS:**

- Recently purchase retail plaza with new Landlord, Paesan's Pizza and Restaurant, planning to relocate and place its flagship location here.
- Landlord is open to all space and subdivision plans
- Facade renovations planned
- Landlord is looking to make this a dynamic property in the heart of Guilderland
- Tremendous road presence/visibility
- Close proximity to SUNY Albany, SUNY Polytechnic Institute, and the Harriman State Office Campus
- Strong signage potential
- +/-28,927 vehicles per day
- Surrounded by quality residential and strong daytime population
- Situated between Crossgates Mall and Hamilton Square Plaza with most national retailers/tenants in the market.
- Many potential uses accomodated
- Onsite landlord
- Off-street parking







**UNIVERSITY AT ALBANY**  
State University of New York  
12,959 UNDERGRAD  
4,656 GRADUATE  
1,000+ FACULTY

**CROSSGATES MALL**  
★ macy's Lord & Taylor  
REGAL CINEMAS BALLY'S  
DICK'S SPORTING GOODS BEST BUY UNO  
Burlington 10 Grill Standard

**WAL\*MART**  
THE HOME DEPOT Planet Fitness  
at home Michaels  
PET SMART Party City  
Panera  
OLLIE'S Bargain Outlet McDonald's

**SUBWAY**  
milano PIZZA  
ROUTE 20 BUTCHER & DELI  
freestyle Fitness  
PAUL MITCHELL SUSHI TEI Lam's Kitchen

**MARKET VENT FITNESS**  
BERKSHIRE BANK  
RadioShack  
STARBUCKS COFFEE  
JJ

STARBUCKS COFFEE BREAD  
TRUSTCO BANK FRIDAYS  
PROVENCE Chipotle  
Cleo's T  
Peaches Cafe BRUEGGER'S

**EL CHARRO**

**McDonald's**

**Citizens Bank**

**BURGER KING**

**black & blue**

**WESTERN AVENUE,  
ALBANY, NEW YORK**

**SITE**

**NYS THRUWAY**

**WESTERN AVENUE**

**WASHINGTON AVE EXT**

Starbucks Dunkin' Donuts 1st National Bank M&T Bank KeyBank SEFCU

**CVS**

**BSNB**

**PIONEER BANK**

**Berkshire Bank**

**Price Chopper**

**Moe's**

**WINGS**

**HBNA**

**FIVE GUYS**

**TCBY**

20,519 AADT '15

40,786 AADT '15

28,927 AADT '15

25,453 AADT '15

9,986 AADT '15

98,617 AADT '15

16,211 AADT '15

24,205 AADT '15

46,172 AADT '15

**SEMATECH**  
2,500 Employees



Locator Map



Market Aerial





## DEMOGRAPHICS

TOTAL POPULATION  
(20 min. Drive Time, 2018)

**582,024**

HOUSEHOLDS  
(20 min. Drive Time, 2018)

**247,943**

AVG HH INCOME  
(20 min. Drive Time, 2018)

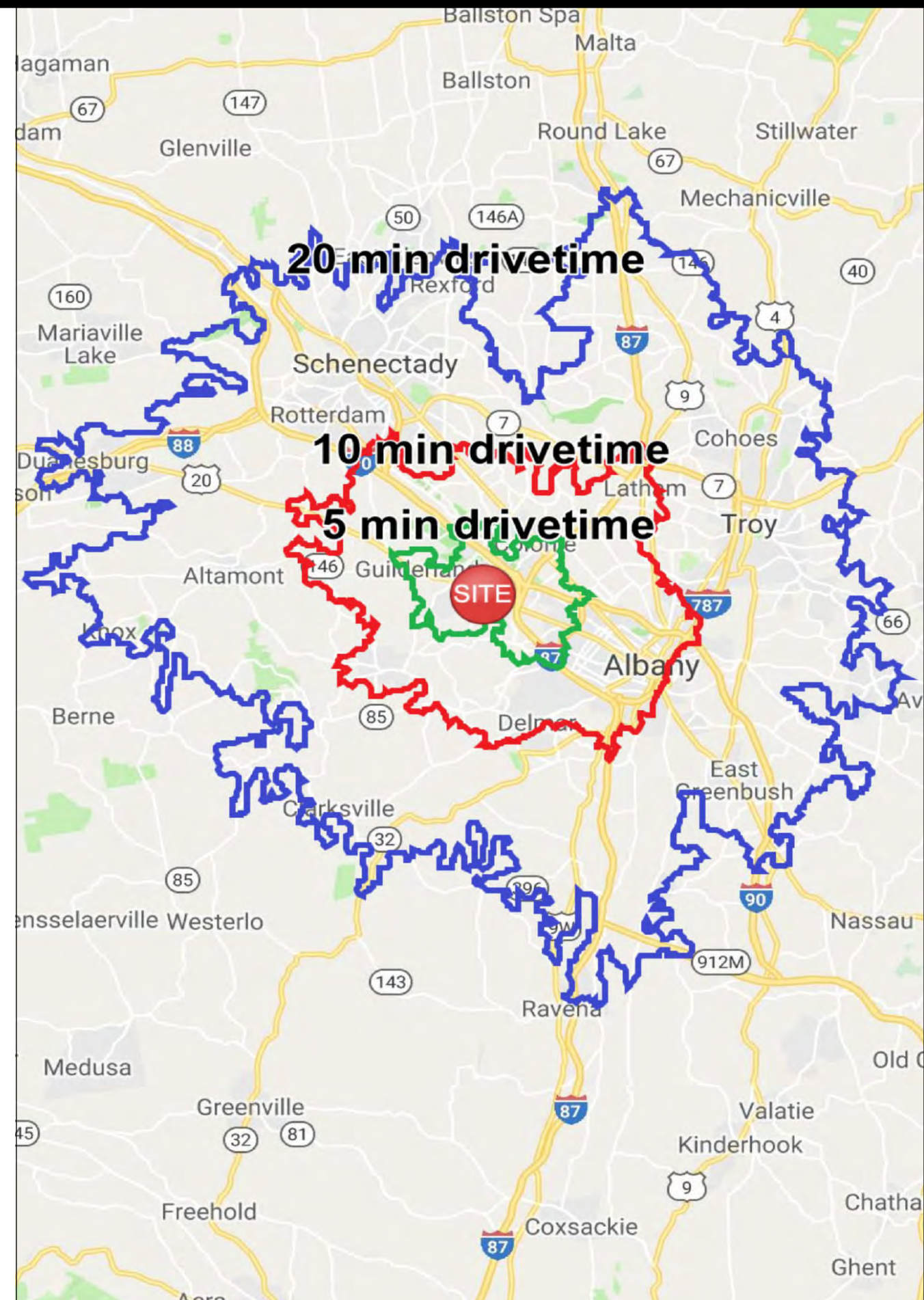
**\$83,399**

AREA EMPLOYEES  
(20 min. Drive Time, 2018)

**422,872**



	3 MILE RING	5 MILE RING	10 MILE RING
<b>POPULATION</b>			
2018 Population	40,049	128,025	442,915
<b>HOUSEHOLDS</b>			
2018 Households	15,502	53,497	188,084
Family Households w/ Children	3,326	12,044	48,990
Persons Per Household	2.1	2.2	2.2
<b>AREA EMPLOYMENT</b>			
Employees	58,808	126,842	352,549
Employers	3,123	7,747	21,740
<b>RACE</b>			
% White	77.9%	77.9%	72.6%
% Black	7.2%	9.6%	14.8%
% Asian	11.1%	8.2%	6.8%
% Hispanic	5.8%	7.1%	9.0%
<b>INCOME</b>			
2018 Median Household Income	\$77,984	\$77,341	\$69,543
2018 Average Household Income	\$96,707	\$95,286	\$83,253
2018 Per Capita Income	\$38,360	\$40,312	\$35,679
<b>HIGHEST EDUCATIONAL ATTAINMENT</b>			
Education Base - Age 25+	25,461	85,889	299,943
Less than 9th Grade	2.3%	2.4%	3.0%
Some High School	3.4%	3.7%	5.2%
High School or GED	20.3%	21.1%	25.6%
Some College	15.0%	15.2%	16.1%
Associates Degree	12.7%	11.5%	11.5%
Bachelors Degree or Higher	46.4%	46.1%	38.6%
<b>POPULATION by EMPLOYMENT TYPE</b>			
% White Collar	72.4%	70.9%	67.6%
% Blue Collar	27.6%	29.1%	32.4%
<b>AGE</b>			
Median Age	38.6	39.0	37.9
<b>HOUSING</b>			
% Renter Occupied Housing Units	39.7%	38.5%	43.3%
% Owner Occupied Housing	60.3%	61.5%	56.7%
<b>HOUSING VALUES (OWNER OCCUPIED)</b>			
Median Home Value	\$233,350	\$232,492	\$212,400





For information, contact:



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**Peter J. VanBortel** | [pvanbortel@ikonrealtygroup.com](mailto:pvanbortel@ikonrealtygroup.com)  
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