

4,692± SF AVAILABLE FOR LEASE


Property Highlights

4 suites available for lease in the Morgan Guilderland Shopping Center. Suite sizes include 1,062± SF, 1,200± SF, 1,400± SF & 2,800± SF. Available for immediate occupancy.

Address	457 Route 146 Guilderland, NY 12085	Parking	30± parking spaces
Year Built	1974	Past Use	Retail
Total Bldg. SF	16,500±	Zoning	Commercial
Available SF	1,062± SF 1,200± SF 1,400± SF 2,800± SF	Condition	Good
Lease Price	\$10.00 PSF	Ceiling Height	10'
Lease Type	Gross + Utilities	Construction	Concrete
Land Area	3.65± acres	Roof	Rubber
		HVAC	Electric
		Utilities	Municipal water & sewer

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Aerial / Location Map



Demographics

	1 Mile	3 Miles	5 Mile
Population	1,001	9,200	40,985
AVG. HH Income	\$100,609	\$129,918	\$116,343
Daytime Population	1,119	7,473	30,169

Source: ESRI, 2019

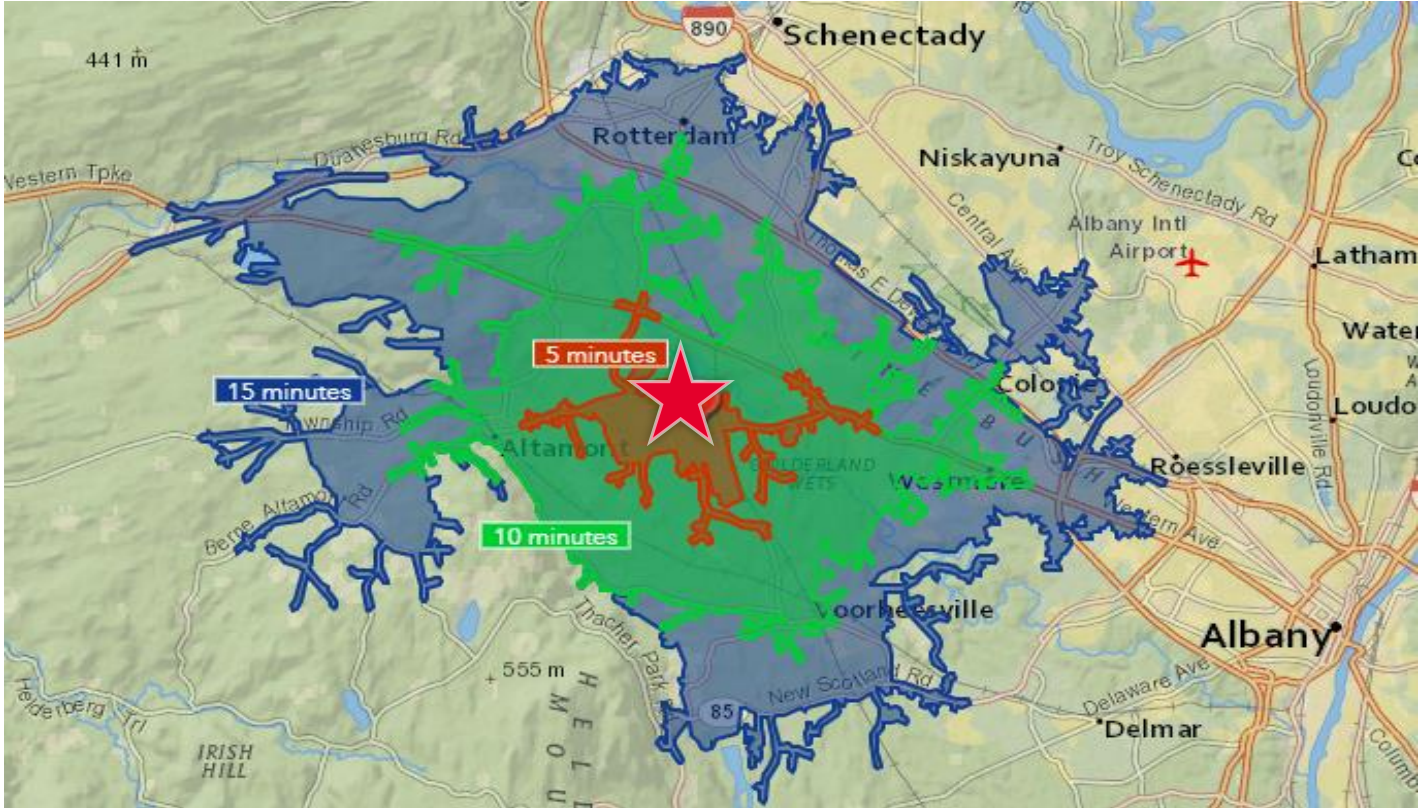
Traffic Counts

NY-146 @ Diagonal Road	12,185 AADT
School Road @ NY-146	4,681 AADT

Source: NYS Traffic Data Viewer, 2019



Plot lines approximate; subject to survey verification



Source: ESRI, 2019

Drive Times Map: 5, 10, 15 minutes

RETAIL SALES



\$370,957,545
 Total Retail Sales



\$830,271,383
 Total Retail Sales Potential



226
 Total Retail Businesses

ANNUAL HOUSEHOLD SPENDING



\$2,741
 Apparel & Services



\$6,576
 Groceries



\$218
 Computers & Hardware



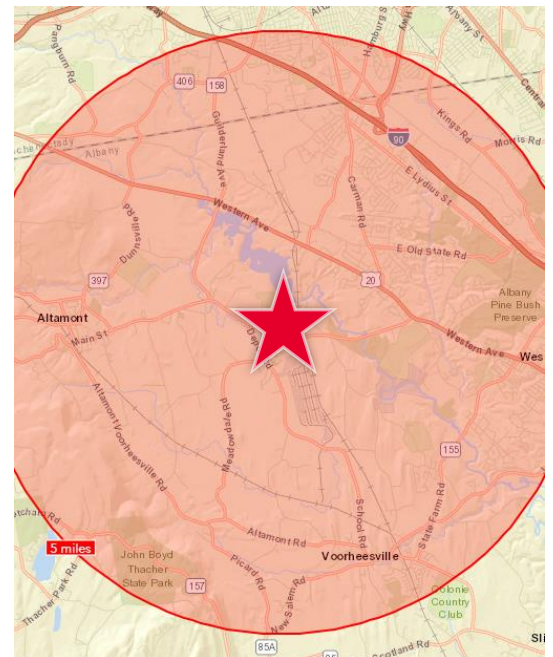
\$7,902
 Health Care



\$4,726
 Eating Out

Demographics reflect a 5 mile drive radius

Source: ESRI, 2019



Radius Map: 5 miles

Source: ESRI, 2019