

# GROUND LEASE



1540 Central Ave

Albany, NY 12205

## PROPERTY INFO

- 0.75 miles west of I-87, exit 2, and Wolf Road, and less than 1 mile east of Kohl's Plaza.
- Single tenant drive-through.

## AVAILABLE SPACE

- ± 3,000 SF

## CALL FOR PRICING

## 2024 Demographics

	1 Mile	3 Miles	5 Miles
Population	7,327	54,281	156,169
Average HH Income	\$101,294	\$120,081	\$125,796
Est. Adj. Daytime Demographics (16+)	9,575	74,171	149,357

Doug Morabito  
Licensed Real Estate Broker

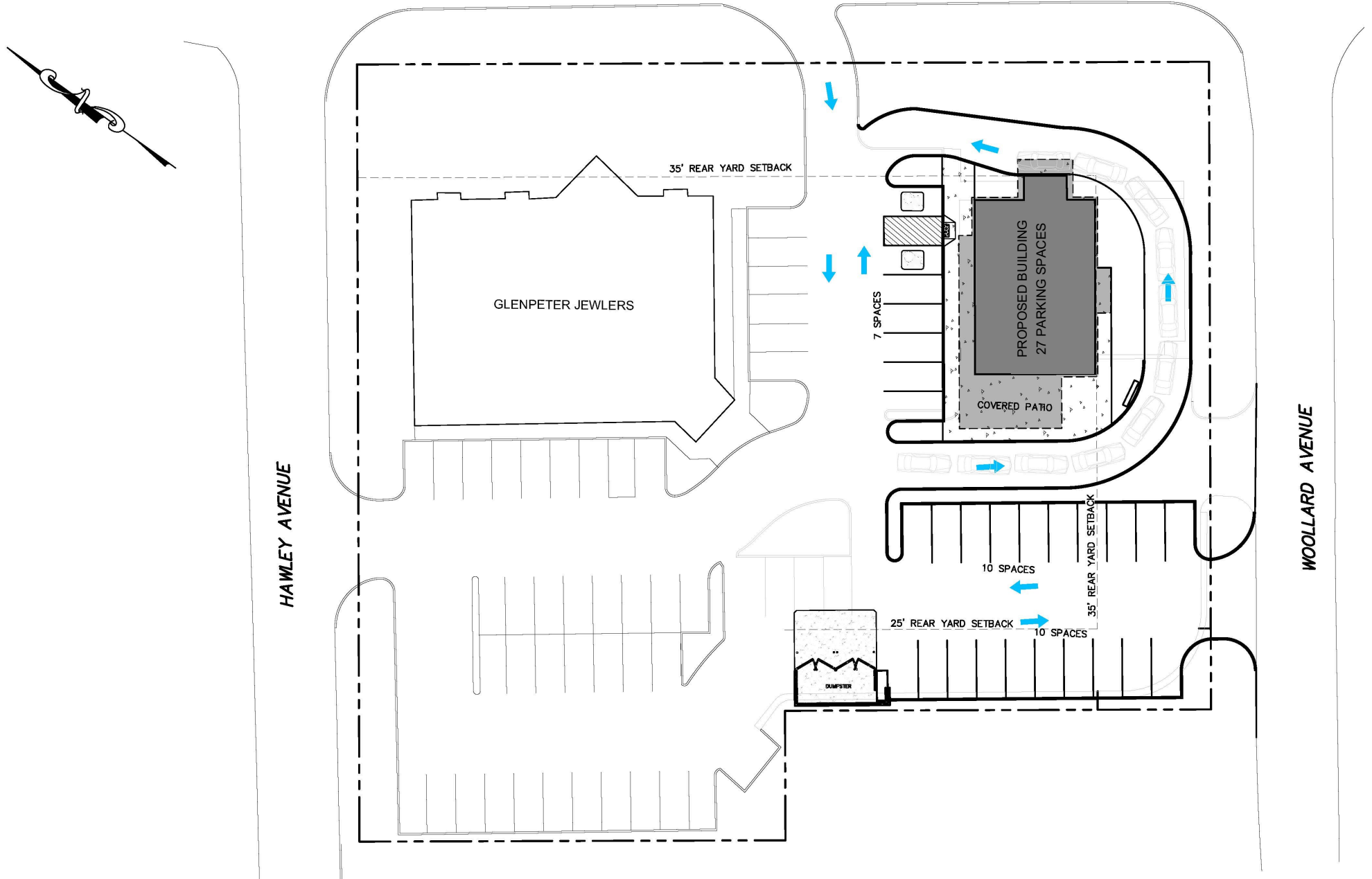
Alex Kutikov, Principal  
Licensed Real Estate Broker

Gordon Heeps, Principal  
Licensed Real Estate Broker



Value...through performance

— Central Ave —





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