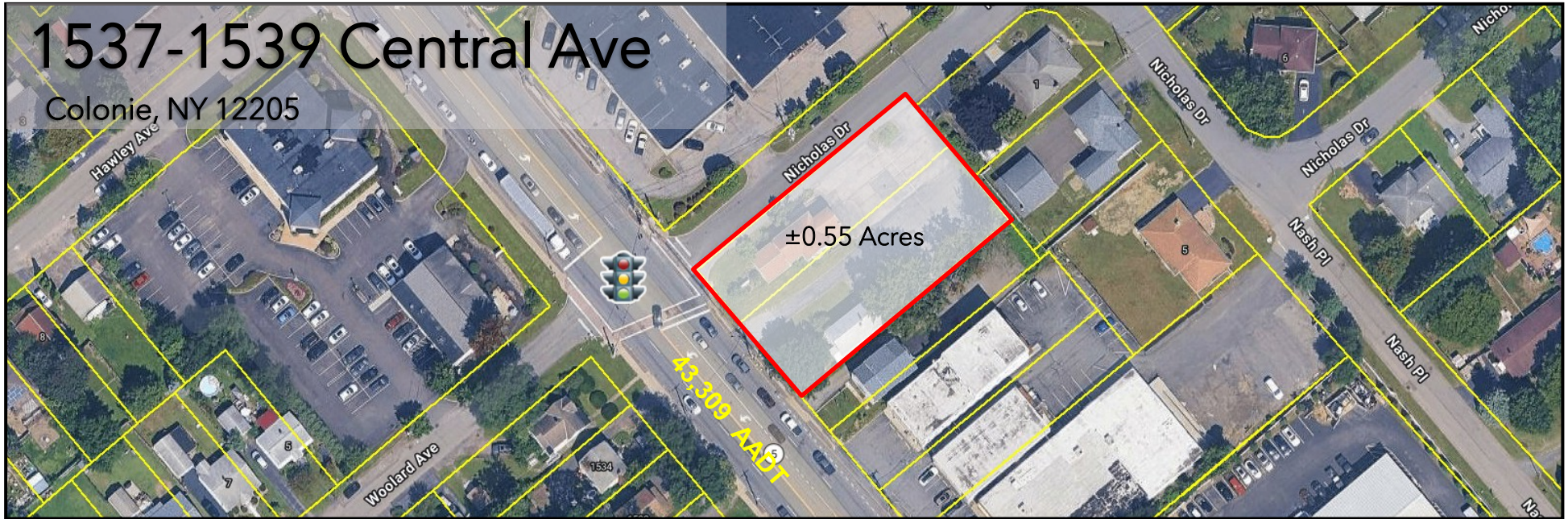


FOR LEASE

# 1537-1539 Central Ave

Colonie, NY 12205



## PROPERTY INFO

- Signalized intersection with full access and strong ingress/egress.
- Traffic counts exceeding 43,000 vehicles per day along Central Avenue.
- Excellent visibility and frontage on one of Albany's primary retail corridors.
- Strong retail trade area with national co-tenancy throughout the corridor.
- Surrounded by dense retail and daytime population drivers.
- Flexible development opportunity - suitable for QSR, bank, medical, or retail users.
- High-demand corridor with limited available corner sites.
- Utilities available.

## 2026 Demographics

	1 Mile	3 Miles	5 Miles
Population	7,324	54,975	159,930
Average HH Income	\$124,415	\$122,260	\$119,223
Est. Adj. Daytime Demographics (16+)	10,592	77,956	157,324

## AVAILABLE SPACE

- ±0.55 Acre corner parcel – ideal for ground-up retail or pad development.

## CALL FOR PRICING

518-496-8523

## ZONED

Commercial

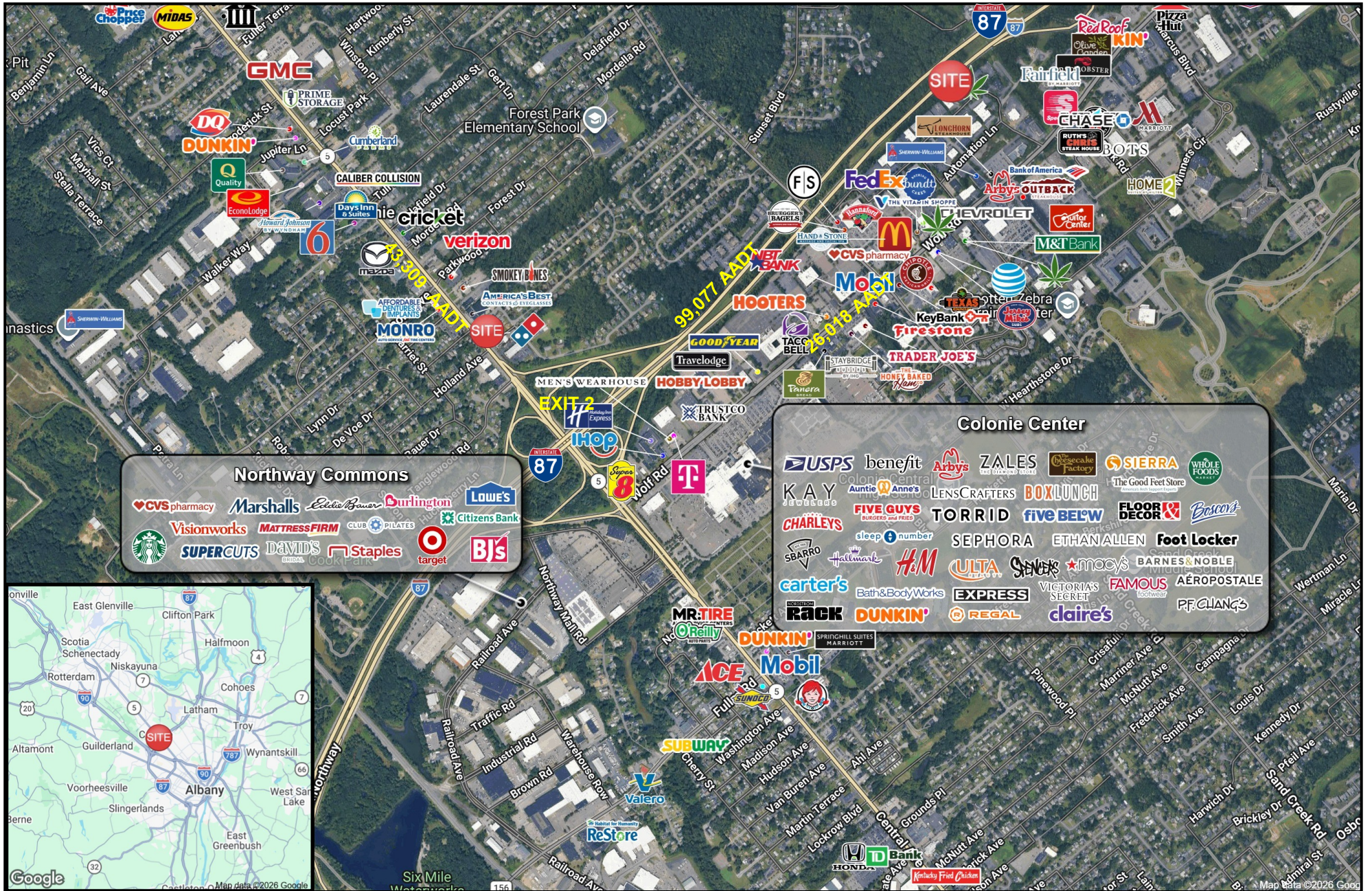
Vlad Goykhman, Senior Associate, Associate Broker  
 vlad@redmarkrealty.com | 518-496-8523



Value...through performance



FOR LEASE | 1537-1539 Central Ave | Colonie, NY 12205



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