

FOR GROUND LEASE

1038 Central Ave

Albany, NY 12205



Central Ave — 26,394 AADT

PROPERTY INFO

- Existing drive-thru infrastructure.
- Highly visible corner location located at signalized intersection on Central Ave.
- Strong vehicle and foot traffic.
- Approx. 67' frontage on Central Ave with pylon signage available.
- Single tenant opportunity, ideal for retail, restaurant, coffee, medical, office, or service users.
- Excellent accessibility and traffic flow.
- Surrounded by established national and local retailers.

2026 Demographics

	1 Miles	3 Miles	50 Miles
Population	10,638	113,585	199,869
Average HH Income	\$96,379	\$104,316	\$105,925
Est. Adj. Daytime Demographics (16+)	8,657	108,086	218,979

AVAILABLE SPACE

- ±0.33 acre site
- Freestanding ±2,012 SF retail / restaurant building

CALL FOR PRICING

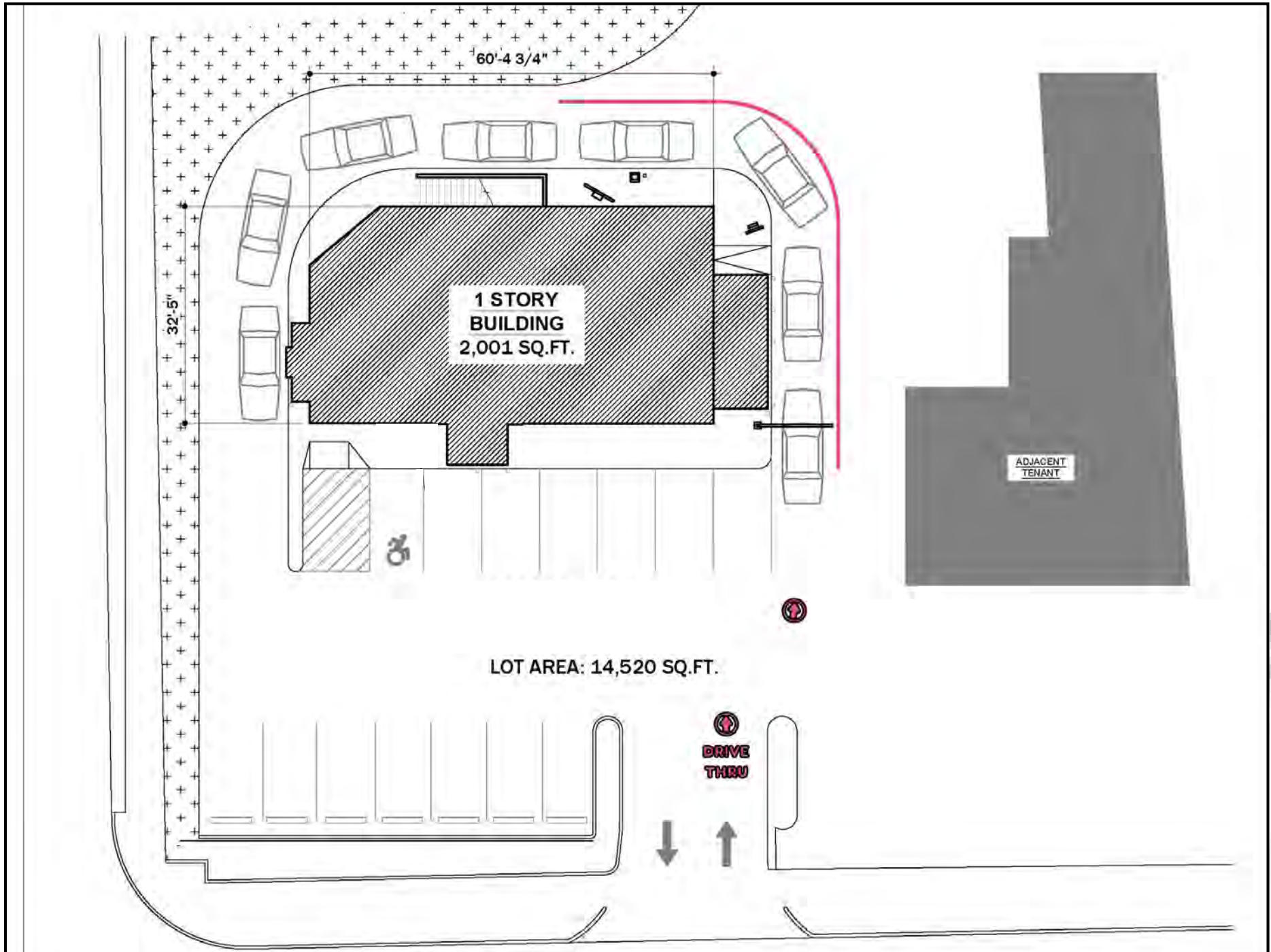
518-496-8523

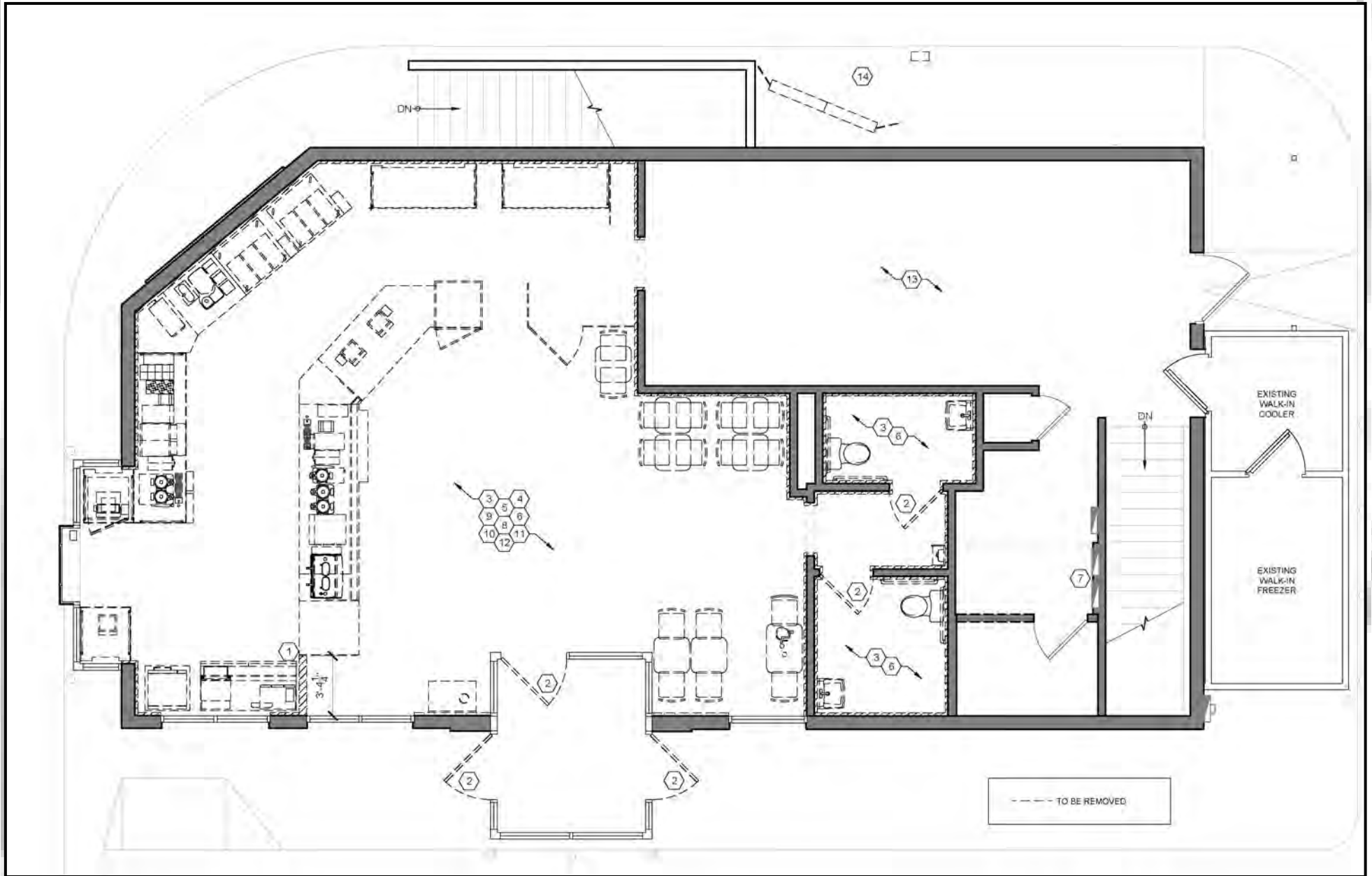
Vlad Goykhman, Senior Associate, Associate Broker
vlad@redmarkrealty.com | 518-496-8523

Gordon Heeps, Principal
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Value...through performance





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