



**FOR
SUBLEASE**

**153 CENTRAL AVENUE
ALBANY, NY 12206**

9,500± SF

**FORMER CVS
SUBLEASE AVAILABLE**

Contact

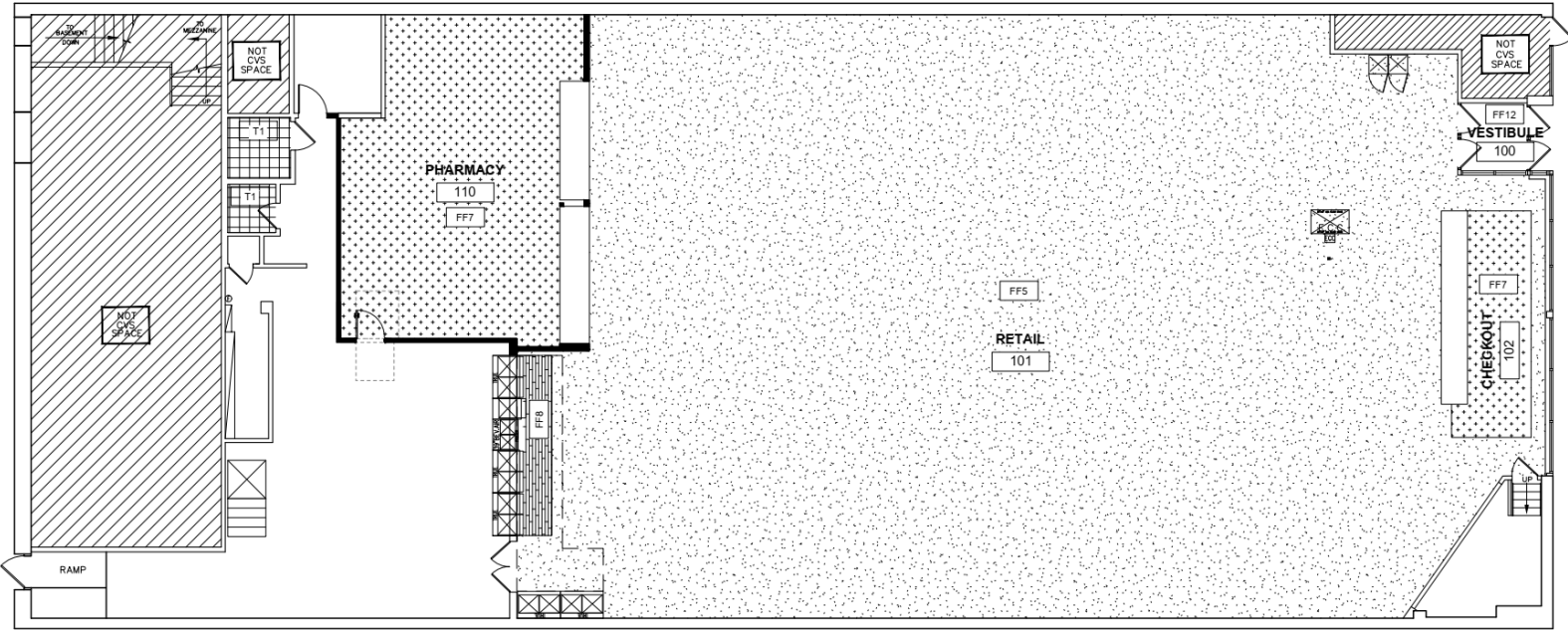
ADAM FIELD
Associate Real Estate Broker
+1 518 669 9930
afield@pyramidbrokerage.com

APRIL L. MCFEE
Associate Real Estate Broker
+1 518 810 6622
amcfee@pyramidbrokerage.com

40 British-American Blvd.,
Latham, New York 12110
+1 518 489 9199
pyramidbrokerage.com

FOR SUBLEASE

153 Central Avenue | Albany, NY



LEGEND

- XX FINISH DESIGNATION
 - Carpet tile as scheduled
 - Carpet tile (drive aisle)
 - Carpet tile (checkout)
 - Vinyl tile as scheduled
 - Vinyl tile as scheduled
 - RIBBED ENTRANCE TILE AS SCHEDULED
 - CONCRETE SEALER AS SCHEDULED, APPLY AFTER ALL STRIPED AREAS HAVE BEEN COMPLETED
 - STRIPED AREA - PAINT 4" PERIMETER OUTLINE W/ 4"-45° DIAGONAL INFILL STRIPING AT 18" OC. PAINT AS SCHEDULED
 - CERAMIC TILE AS SCHEDULED
- GENERAL NOTES:
PROVIDE TRANSITION STRIP BETWEEN ALL FLOOR TYPES

Property Description

Former CVS. Great retail location in the Heart of Downtown Albany, 0.3 miles from Washington Park. High car and foot traffic. 9,500± SF available. Sublease expires 12/31/2029.

Property Highlights

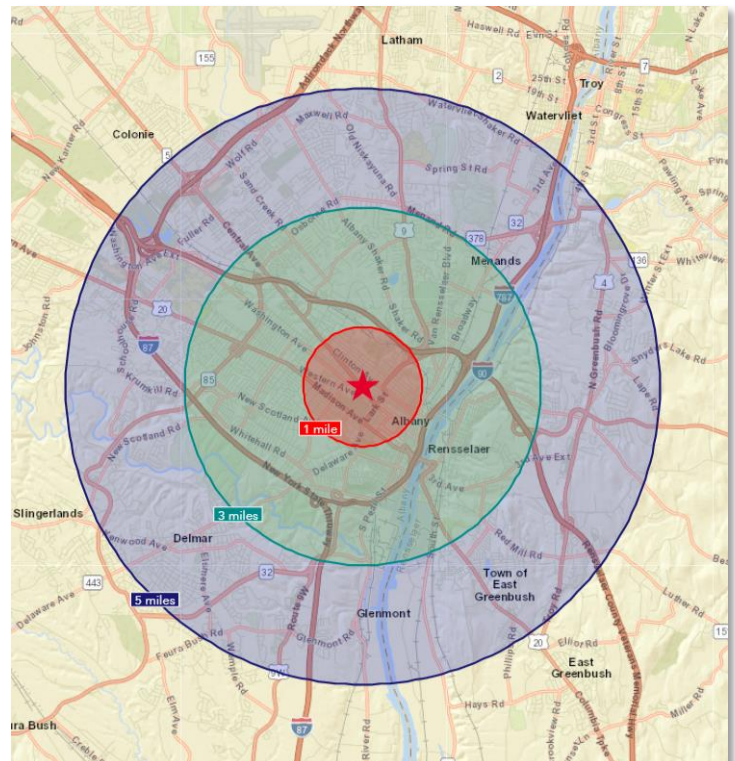
County	Albany	Parking	Street
Total Building SF	13,200± SF	Roof	Rubber
Available SF	9,500± SF	Construction	Brick & Concrete Steel
Year Built	1940	Tax ID	65.63-5-48
Floors	2	Signage	Building
Sublessor	CVS	Zoning	Store/Office/Mixed-use
Lease Expiration	12/31/2029	Utilities	Municipal Water & Sewer Rooftop HVAC

FOR SUBLEASE

153 Central Avenue | Albany, NY



Demographic & Income Profile	1 Mile	3 Miles	5 Miles
Population	35,664	112,464	188,006
Households	15,927	50,560	79,668
Families	5,564	22,089	39,223
Average Household Size	2.08	2.13	2.18
Owner Occupied Housing Units	2,969	20,363	39,705
Renter Occupied Housing Units	12,958	30,197	39,963
Median Age	29.3	35.8	37.5
Median Household Income	\$38,258	\$55,289	\$66,845
Average Household Income	\$62,625	\$81,373	\$93,874



Business Summary	1 Mile	3 Miles	5 Miles
Total Businesses:	1,758	5,317	9,098
Total Employees:	60,122	150,151	216,726
Employee/Residential Population Ratio (per 100 Residents)	169	134	115

FOR SUBLEASE
153 Central Avenue | Albany, NY

