



**CUSHMAN &
WAKEFIELD**



**Pyramid Brokerage
Company**

**903 CENTRAL AVENUE
ALBANY, NY 12205**



FOR SALE OR LEASE

82,032± SF

EXCLUSIVE CONTACT

**Jeffrey D'Amore, SIOR
President**

Real Estate Broker

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Joseph Mahoney

Director of Sales

Associate Real Estate Broker

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40 British American Blvd

Latham, New York 12110

+1 518 489 9199

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**RETAIL ANCHOR
AVAILABLE**

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FOR SALE OR LEASE

PROMINENT RETAIL PLAZA

Property Highlights

- Former Grocery Store Available In Westgate Plaza
- Located On The Signalized Intersection Of Central Ave And Colvin Ave
- Anchor/End Cap Space
- Co-Tenants Include Best Fitness, Citi Trends, Dollar Tree, Advanced Auto, Wing Stop, Rainbow Shops, Key Bank, M&T Bank, And Many Other Successful Retailers
- Building And Pylon Signage

Demographic	1 Mile	3 Miles	5 Miles
Population	12,156	116,185	195,303
Households	5,684	49,790	84,470
Average H.H. Income	\$82,388	\$94,017	\$96,379
Daytime Employees	10,143	154,333	232,435
Source: ESRI			

Traffic Counts

Central Ave	26,394 AADT
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Source:	NYS DOT
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Property Highlights

Address	903 Central Avenue, Albany, NY 12205 (1 Russell Road Per Tax Records)	Fire Protection	Yes
Year Built	1995	Dock Doors	3
Total Building SF	82,032± SF	Occupancy	Multi Tenant
Min Divisible	20,000± SF	Zoning	C2
Construction	Masonry	Floors	1
Land Area	2.09± acres	Tax ID#	53.67-1-7
Roof Type	EPDM	Signage	Building & Pylon
Clear Height	19' 8" To Beam 22' 6" To Roof Deck	Retail Position	Anchor

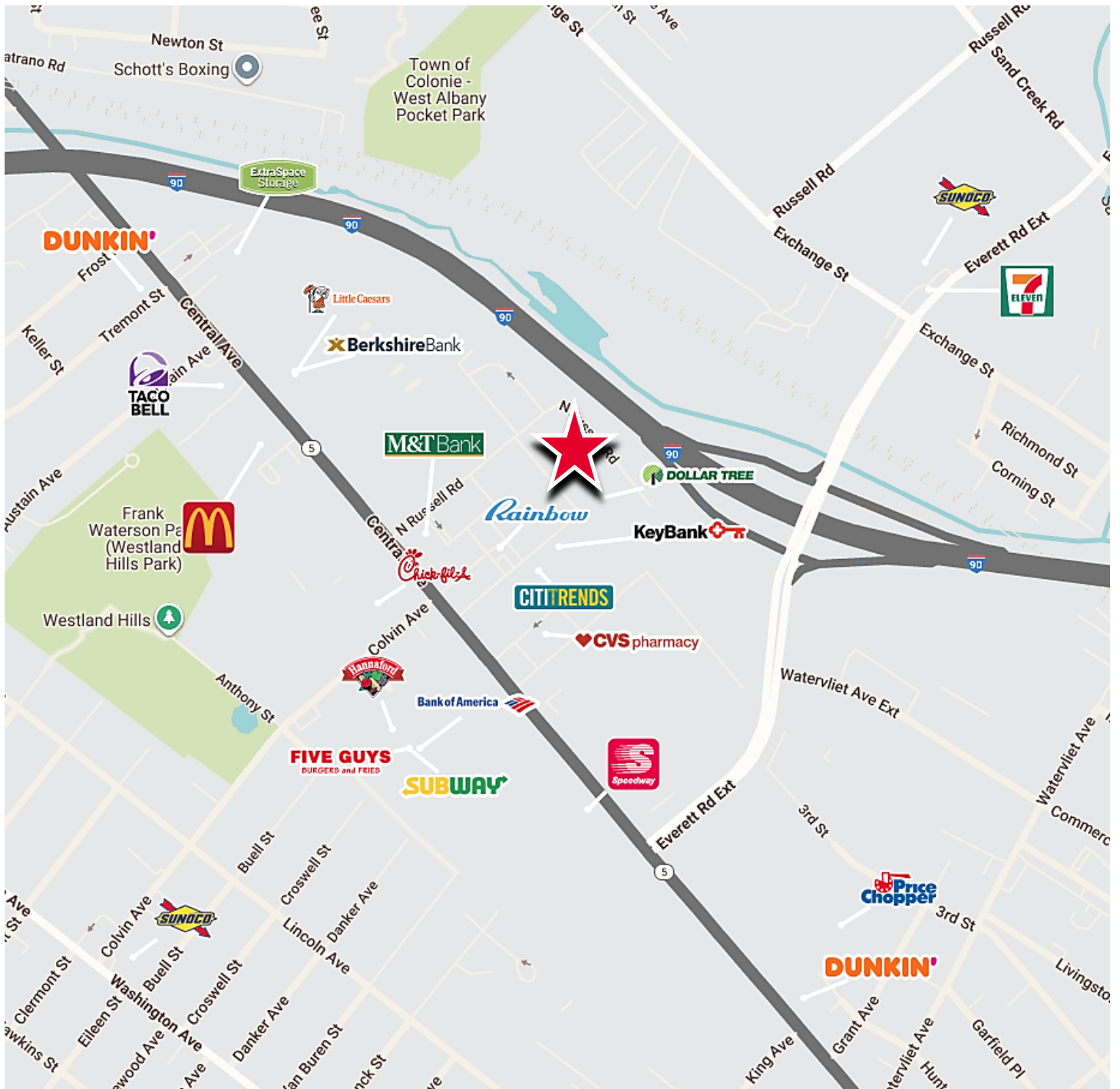


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**For additional information, please
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