

FOR SUBLEASE

153 CENTRAL AVENUE
ALBANY, NY 12206

9,500± SF

**FORMER CVS
SUBLEASE AVAILABLE**

Contact

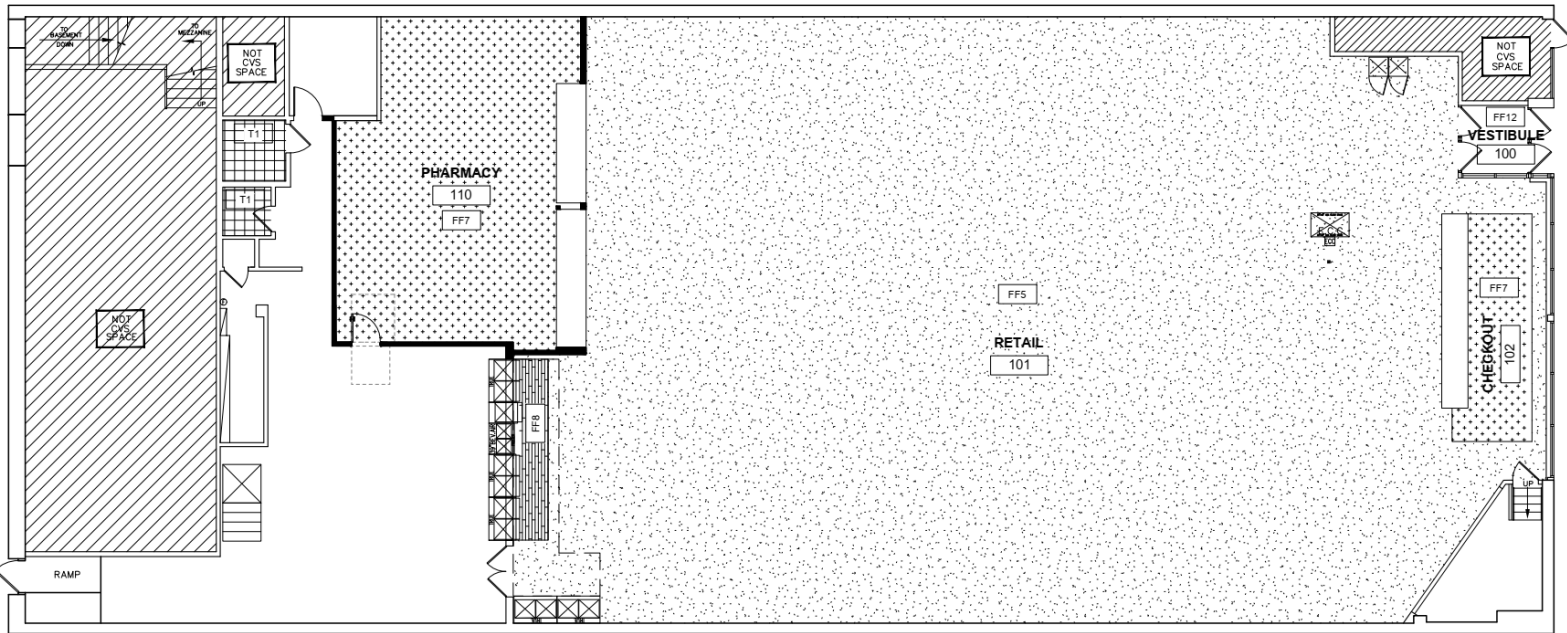
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153 Central Avenue | Albany, NY



LEGEND

 FINISH DESIGNATION	 RIBBED ENTRANCE TILE AS SCHEDULED
 CARPET TILE AS SCHEDULED	 CONCRETE SEALER AS SCHEDULED, APPLY AFTER ALL STRIPED AREAS HAVE BEEN COMPLETED
 CARPET TILE (DRIVE AISLE)	 STRIPED AREA - PAINT 4" PERIMETER OUTLINE W/ 4"-45° DIAGONAL INFILL STRIPING AT 18" OC. PAINT AS SCHEDULED
 CARPET TILE (CHECKOUT)	 CERAMIC TILE AS SCHEDULED
 VINYL TILE AS SCHEDULED	
 VINYL 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

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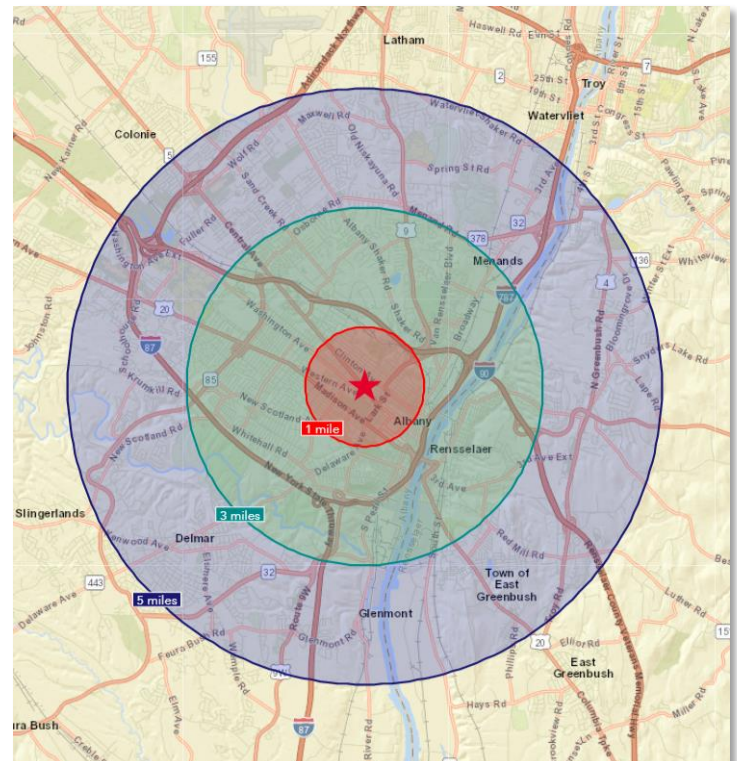
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Demographic & Income Profile	1 Mile	3 Miles	5 Miles
Population	35,664	112,464	188,006
Households	15,927	50,560	79,668
Families	5,564	22,089	39,223
Average Household Size	2.08	2.13	2.18
Owner Occupied Housing Units	2,969	20,363	39,705
Renter Occupied 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



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