



**FOR  
LEASE**

**447 STATE STREET  
SCHENECTADY, NY 12305**

**7,918± SF**

**RESTAURANT AVAILABLE  
FORMER BOMBERS BURRITO BAR**

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447 State Street | Schenectady, NY



## Property Description

Located in the heart of downtown Schenectady. Situated across the street from Proctors Theater. Less than half a block from Jay Street. Popular dining and entertainment district. 3 Floors with elevator access. Less than one mile from Rivers Casino.

## Property Highlights

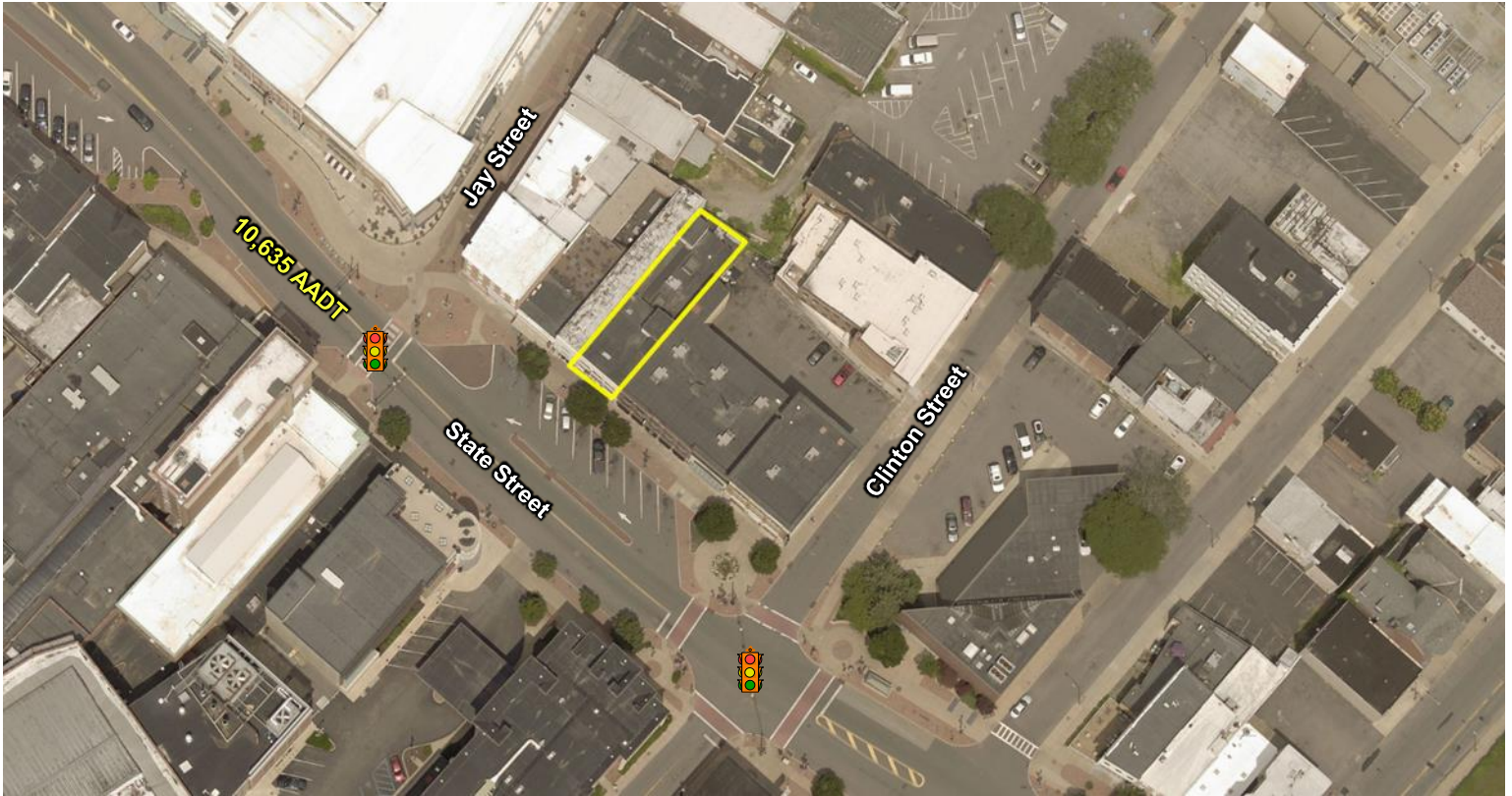
County	Schenectady	Roof	Rubber
Total Building SF	7,918± SF	Construction	Brick
Available SF	7,918± SF	Acres	.08± AC
Lease Rate	\$10.00/SF NNN	Zoning	Commercial Mixed-Use
Current Use	Restaurant	Elevator	1 – Passenger
Floors	3	Alarm	Yes
Year Built	1995	Sprinkler	Yes
Tax ID	39.72-4-32	HVAC	Rooftop Unit
Signage	Building	Utilities	Municipal Water & Sewer

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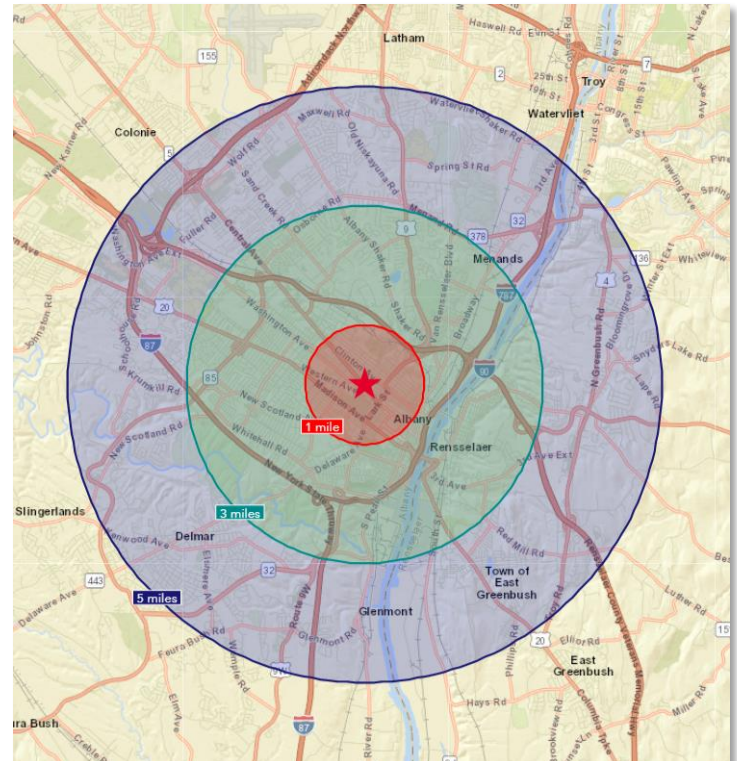
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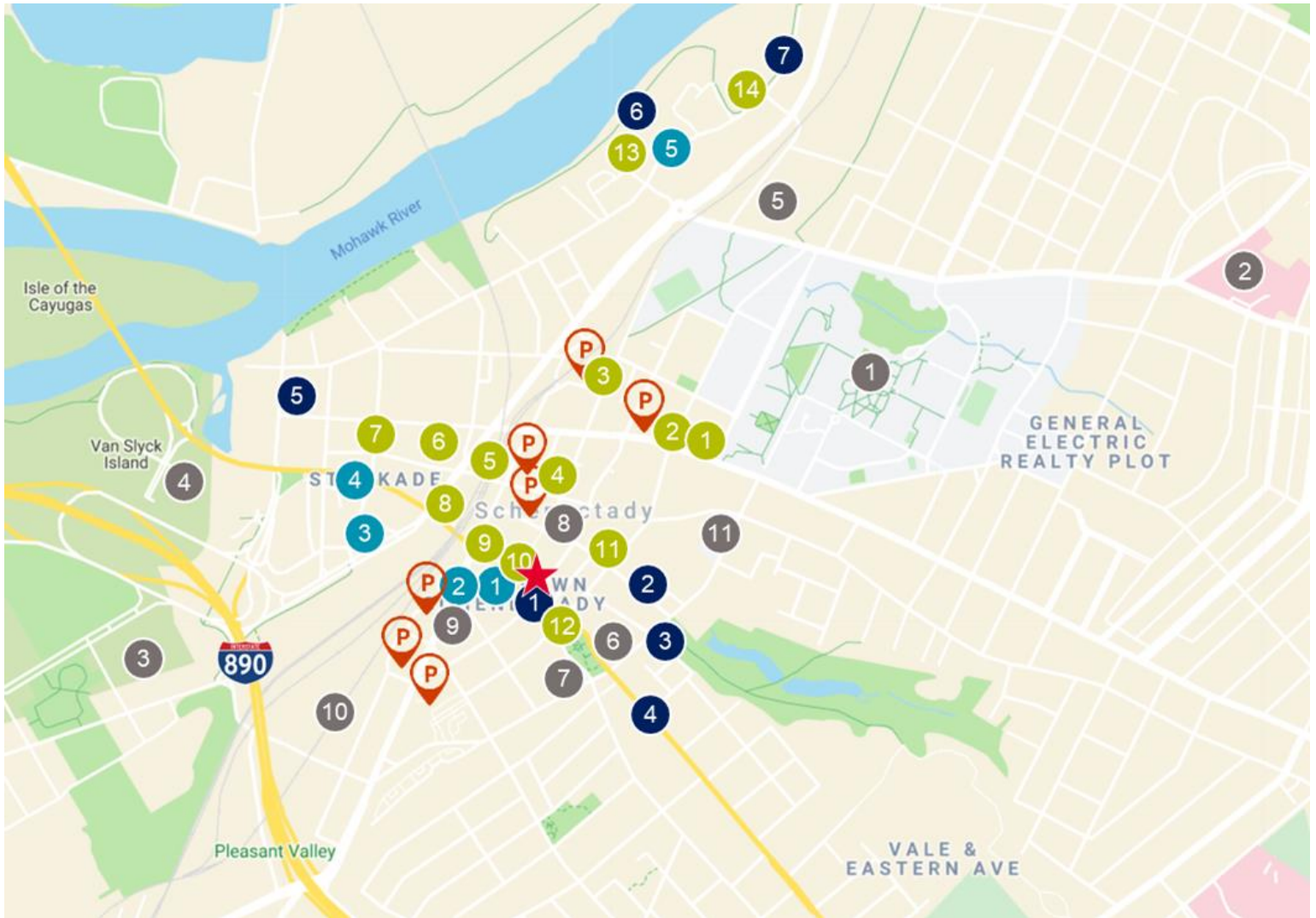
Demographic & Income Profile	1 Mile	3 Miles	5 Miles
Population	35,664	112,464	188,006
Households	15,927	50,560	79,668
Families	5,564	22,089	39,223
Average Household Size	2.08	2.13	2.18
Owner Occupied Housing Units	2,969	20,363	39,705
Renter Occupied Housing Units	12,958	30,197	39,963
Median Age	29.3	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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### Entertainment

- 1. Proctors Theatre
- 2. Bow Tie Cinemas
- 3. Wolff's Biergarten
- 4. Frog Alley Brewing
- 5. Rivers Casino

### Hotels/Inns

- 1. Hampton Inn
- 2. DoubleTree by Hilton
- 3. Days Inn by Wyndham
- 4. Americas Best Value Inn
- 5. The Stockade Inn
- 6. The Landing Hotel
- 7. Courtyard by Marriott

### Restaurants

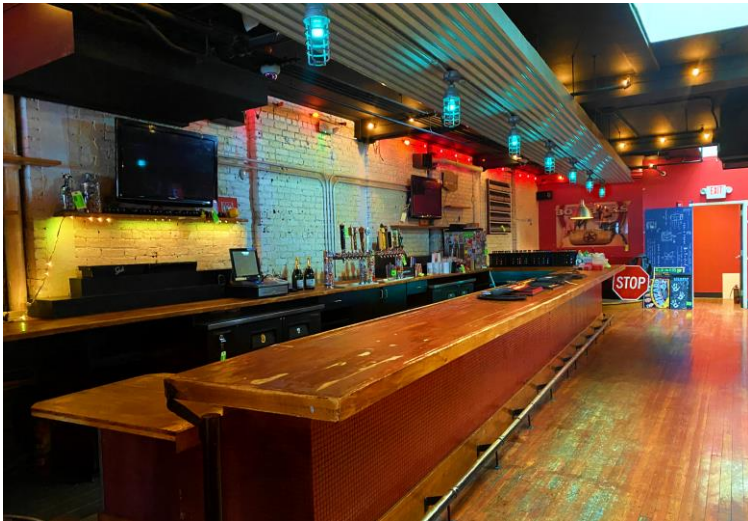
- 1. Malcolm's
- 2. Manhattan Exchange
- 3. Perreca's
- 4. Tara Kitchen
- 5. 20 North Broadway Tavern
- 6. Clinton's Ditch
- 7. Slick's Restaurant
- 8. Katie O'Byrnes
- 9. Johnny's
- 10. Bombers
- 11. 151 Bar and Restaurant
- 12. The Nest
- 13. Dukes Chophouse
- 14. Druthers

### Major Employers

- 1. Union College
- 2. Ellis Hospital
- 3. General Electric
- 4. SUNY SCCC
- 5. Price Chopper Headquarters
- 6. MVP Healthcare
- 7. Schenectady County Civil Services
- 8. Schenectady City Hall
- 9. New York State Gaming Commission
- 10. Departments of Children's Services & Probation
- 11. Bechtel Plant Machinery

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