



**FOR SALE
OR LEASE**

**270 Delaware Avenue
Delmar, NY**

2,439± SF

Restaurant Available

Contact

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Property Description

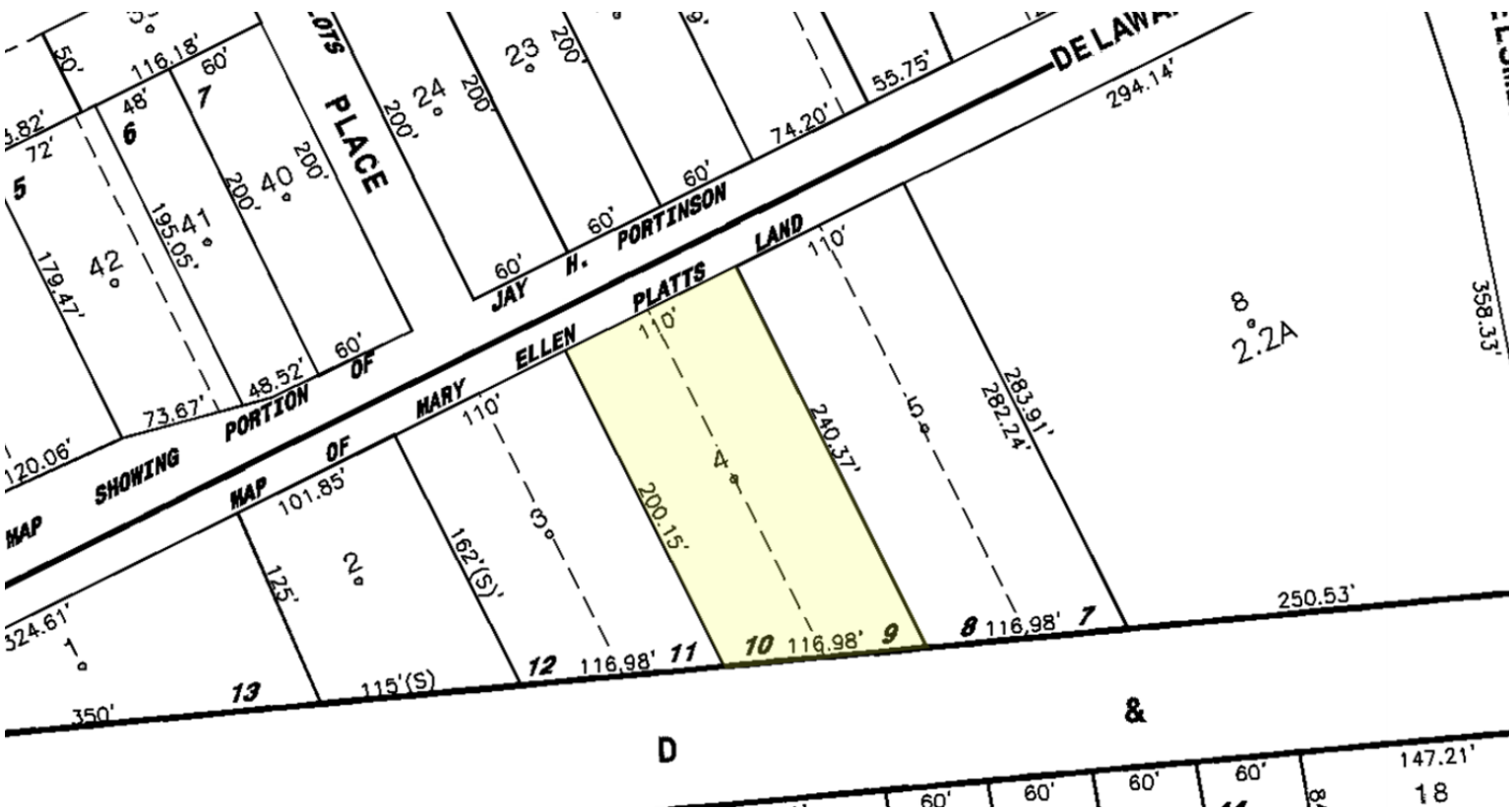
Former Restaurant available for lease or sale. 2,439± SF freestanding building situated on a 0.56± acre parcel located along Delaware Avenue with 110' feet of frontage. Please contact listing agents with more information and property tours.

Property Highlights

County	Albany	Parking	41± Spaces
Total Building SF	2,439± SF	Tax ID	86.09-4-4
Lease Rate	\$22.00/SF NNN	Taxes	Town: \$5,971.34 (2023) School: \$12,339.91 (2022)
Term	5-10 Years	Signage	Building & Monument
Year Built	1968	Zoning	Commercial Hamlet (CH)
Date Available	6/1/2023	Roof	Shingles
Ceiling Height	8-10'	Construction	Brick
Land Area	0.56± acres	HVAC	GFHA
Floors	1	Utilities	Municipal Water and Sewer

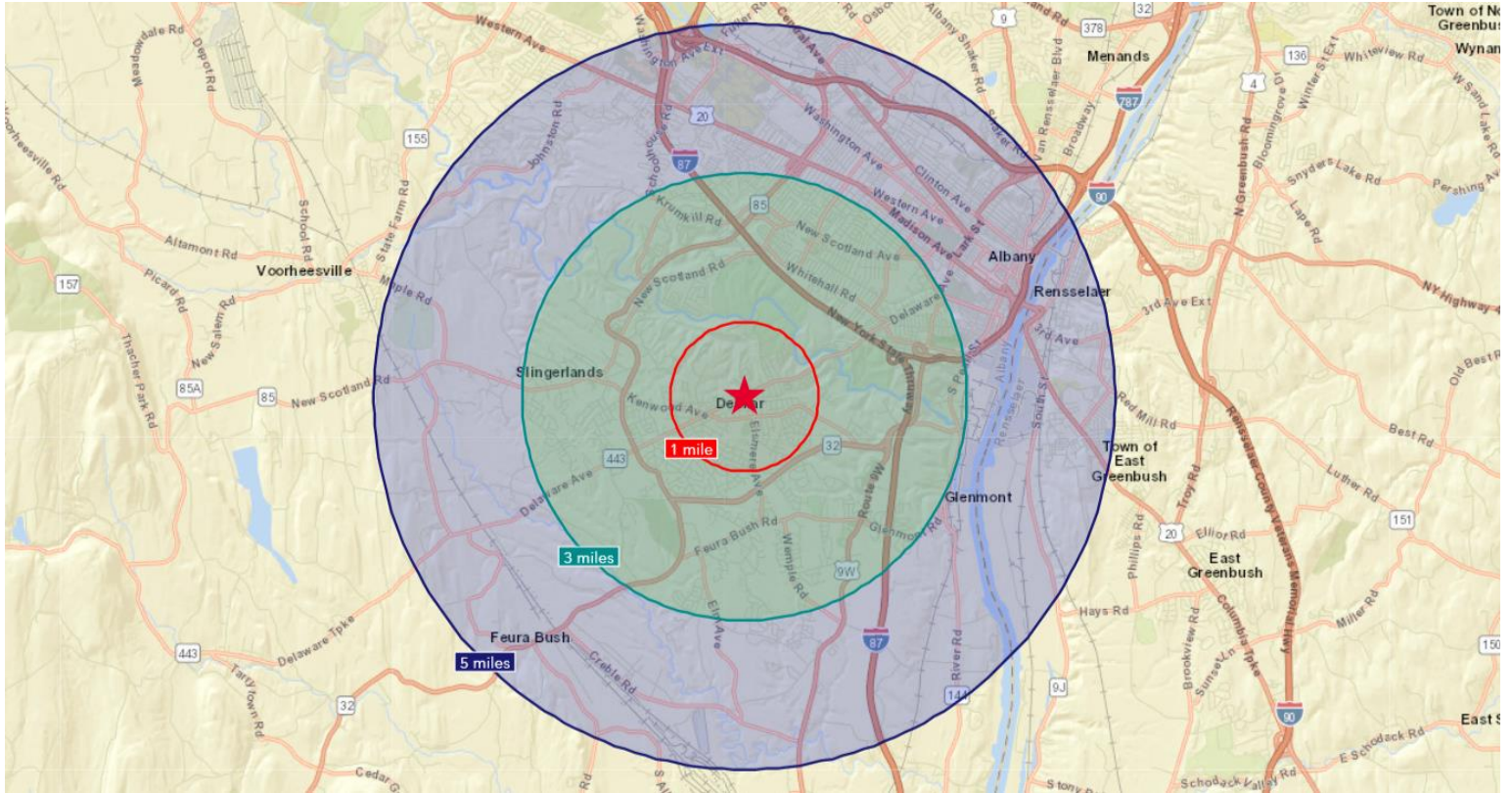
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Demographic & Income Profile	1 Mile	3 Miles	5 Miles
Population	26,042	105,219	176,556
Households	11,595	47,017	75,256
Families	4,682	20,578	37,206
Average Household Size	2.11	2.14	2.19
Owner Occupied Housing Units	4,049	18,738	37,683
Renter Occupied Housing Units	7,546	28,279	37,574
Median Age	33.0	35.1	37.5
Median Household Income	\$52,616	\$53,758	\$68,280
Average Household Income	\$74,301	\$80,354	\$96,575

Business Summary	1 Mile	3 Miles	5 Miles
Total Businesses	816	4,975	7,981
Total Employees	41,317	143,641	192,612
Employee/Residential Population Ratio (per 100 residents):	159	137	109

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