

FOR SALE

67,075 SF Shopping Plaza on 7.3 Acres
90 Broadway, Albany, New York 12210



OFFERING SUMMARY

Sale Price:	\$3.7M
Total SF:	67,075
Available SF:	42,736
Zoning:	Commercial
Parcel:	7.30 Acres
Parking:	370 Spaces
Ceiling Height:	20' ft
Water:	Municipal
Heat:	GHA
Construction:	Block
Roof:	Rubber

Property Overview

New owners and renovations near the hot Warehouse District. Average daily traffic count of 11,024 cars per day. Signage visible from I-90 and located at I-787 and I-90 exit ramp. Properties include on-site parking and loading doors. 11 retail spaces, Dollar Tree, Verizon, Tuscan Oven Pizza, Laundromat, International Market, and Sun Fai Chinese Food.

Michael McGovern

Associate Broker

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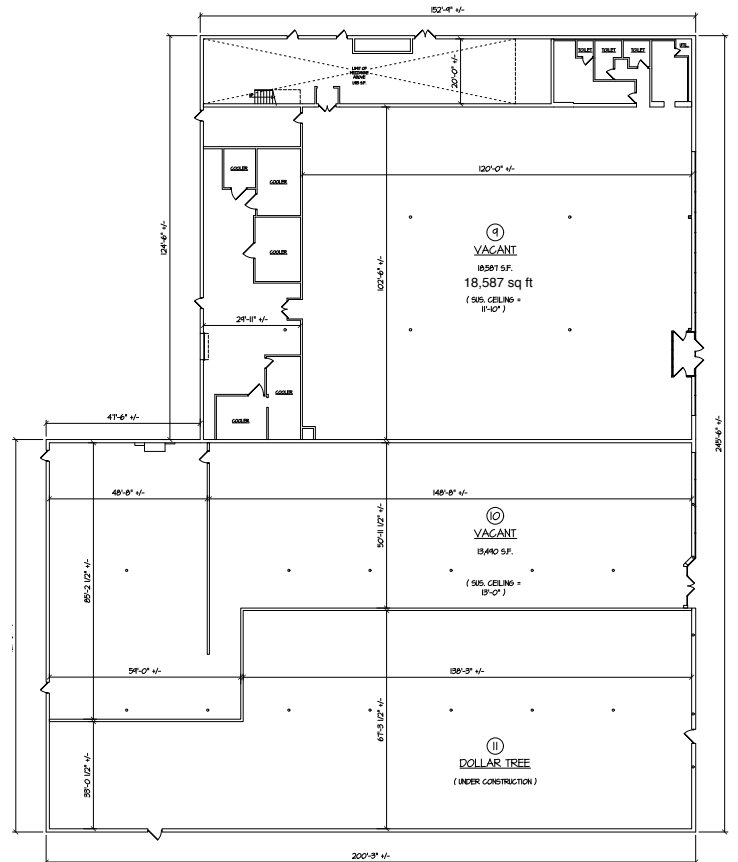
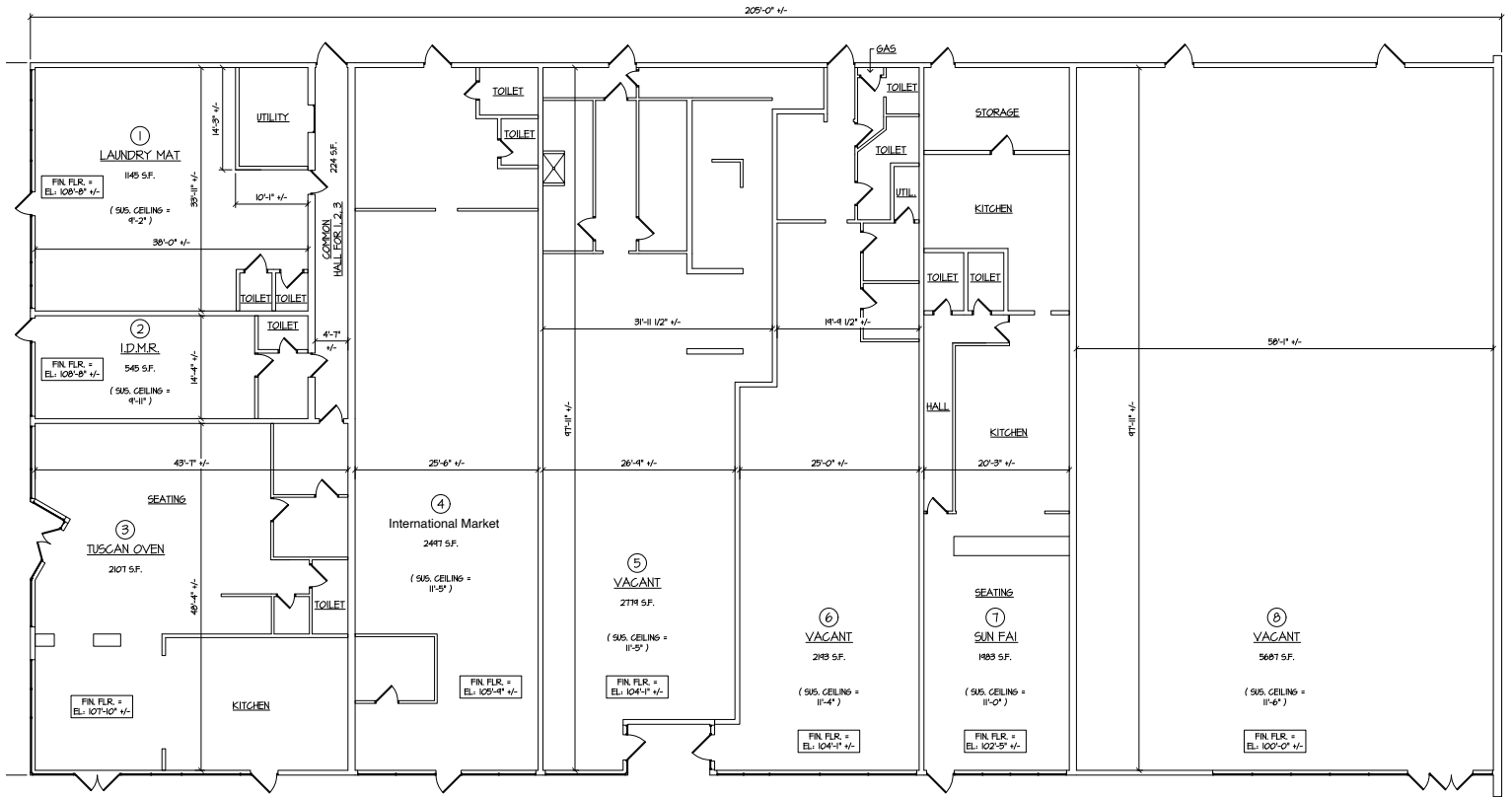


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DEMOGRAPHIC SNAPSHOT

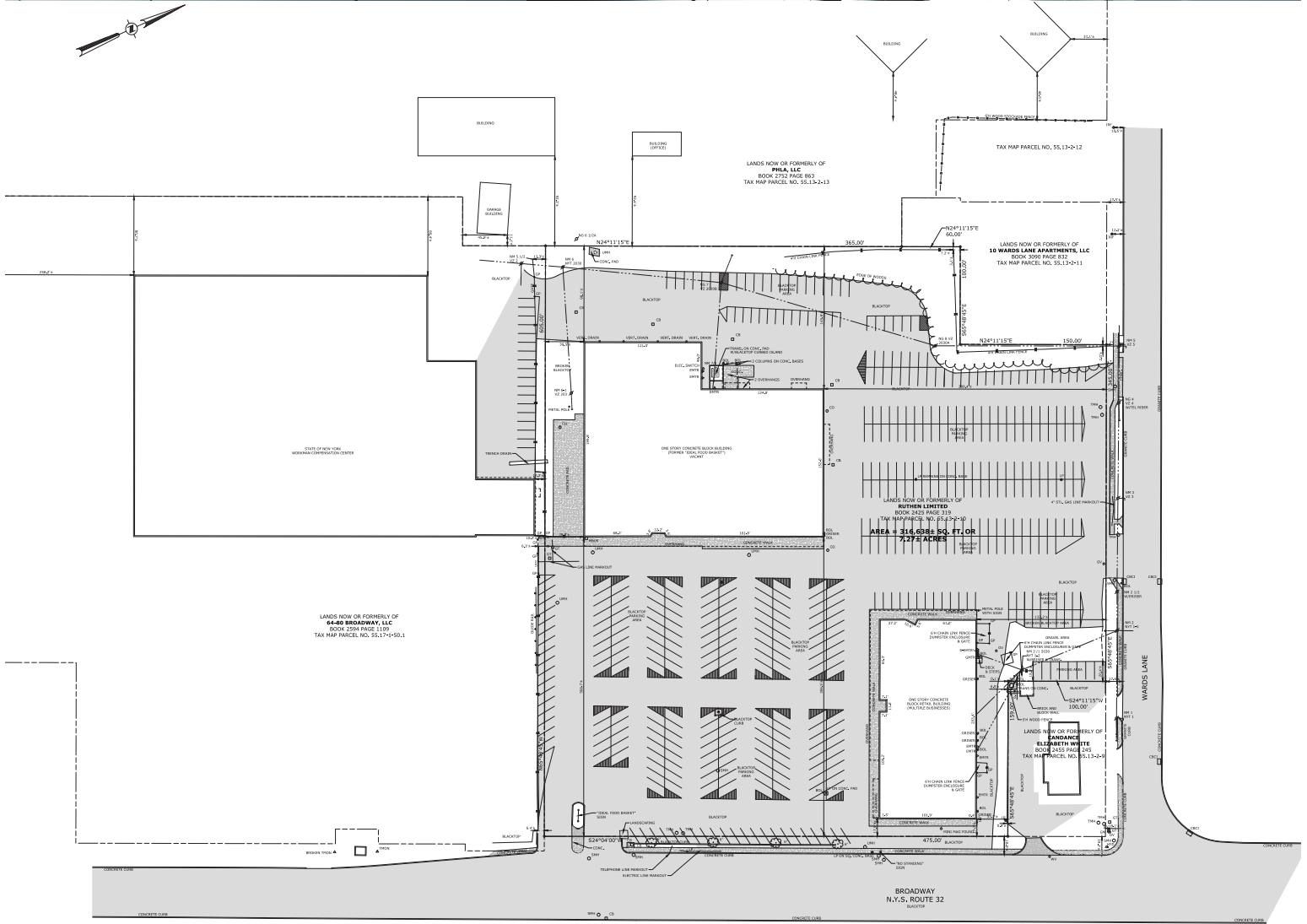
	1 MILE	3 MILE	5 MILE
POPULATION	13,837	96,121	221,276
HOUSEHOLD INCOME	\$91,743	\$76,493	\$81,777
PERSONAL CARE PRODUCTS & SERVICES	\$2,552,797	\$26,630,155	\$73,005,380
FOOD AWAY FROM HOME	\$10,290,466	\$109,146,495	\$296,875,849
APPAREL & SERVICES	\$5,995,529	\$63,070,813	\$171,160,365





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