



日本語を話すエージェント

4 LEASE

FOR LEASE
COMMERCIAL
5,000 sq ft
1-2 units
2,000 left/3,000 right
30 parking spots (12 handicap)
Call: 1650Western.com
1650Western.com
518-470-4877

1650 WESTERN AVE

PRIME LOCATION

HIGH TRAFFIC LOCATION

1,000' from NEW COSTCO
(summer 2026)

Less than 1,000' from NEW NYOH
(early 2027)



www.1650Western.com



Brokers Network

2122 Orchard Park Dr Niskayuna, NY 12309-2200

Office 518-428-9811

<https://brokersnetworkrealestate.com>

INFO

PROPERTY INFORMATION

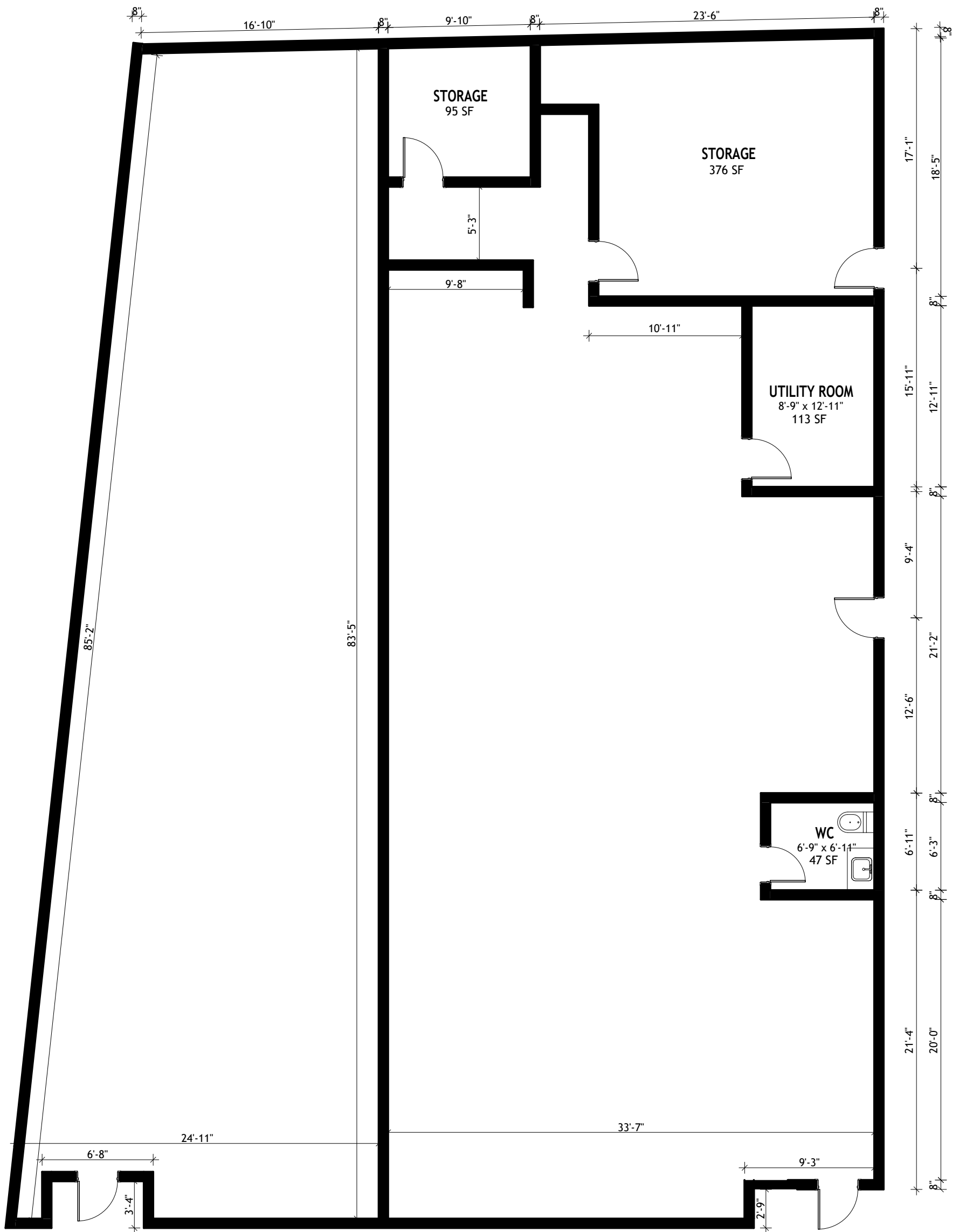
- Brick building 4,988 sf building; 31,800 SF grounds, 0.67 acres
- Divisible into two sides of 2,000 SF (left) and 3,000 SF (right)
- Impressive full display glass front windows; large visible signage
- 29 spaces for parking including 2 handicapped in front (newly paved and striped)
- Two 200 amp 3 phase electrical panels
- 1 bathroom on each side (2 total)
- Natural gas for heat, central air
- Double Exits (street has center turn lanes)
- Fiber Optic High Speed Internet available

COSTS

- \$20 per square foot annual rent; minimum lease of 5 years
- \$5.45 nets for taxes, insurance and maintenance
- Tenant pays for own heating, cooling, water and internet

AREA INFORMATION

- 1 mile from the State University of Albany
- 1,000' from a brand new Costco with projected opening Summer 2026
- Less than 1,000' from a brand new medical facility (NYOH-New York Oncology Hematology) with projected opening early 2027
- 1,000' from new three-story self-storage facility, opening soon
- Across the street from the entrance to the 1.7 million SF Crossgates Mall
- Directly across from Tru and Homewood Suites Hotels by Hilton
- 1.2 miles from the Albany Nanotech facility
- Population of 316,000 in Albany County
- Median Household Income of \$86,469 within a 5-mile radius
- High traffic; low crime statistics



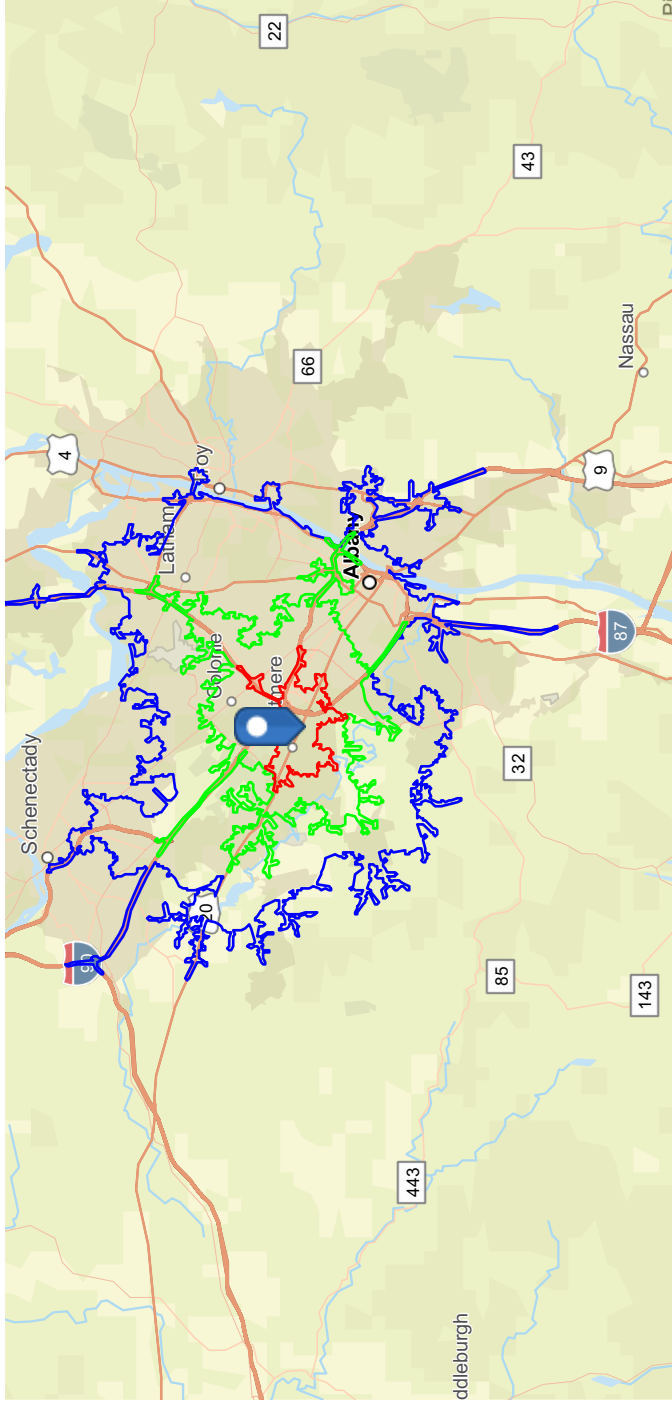
Albany Capital Region Demographics Benchmark (Esri 2024)

1650 Western Ave, Albany, New York, 12203, 1650 Western Ave, Albany, New York, 12203, 1650 Western Ave, Albany, New York, 12203
 1650 Western Ave, Albany, New York, 12203
 Drive Time: 5 minutes, Drive Time: 10 minutes, Drive Time: 15 minutes

Prepared by Esri
 Latitude: 42.68586770629994
 Longitude: -73.853586909293

Benchmark Demographics

1650 Western Ave, Albany, New York, 12203



	5 minute drive	10 minute drive	15 minute drive	Counties Albany County	States New York	United States of America United States
Generations						
Generation Alpha (Aged 0-2)	5.5%	6.8%	7.7%	7.7%	8.4%	9.0%
Generation Z (Aged 3-20)	37.7%	27.2%	24.9%	24.0%	21.9%	23.0%
Millennial (Aged 21-37)	20.4%	23.6%	24.7%	24.1%	25.5%	24.3%
Generation X (Aged 38-54)	13.7%	16.5%	17.8%	18.4%	19.6%	19.4%
Baby Boomer (Aged 55-73)	17.4%	19.9%	19.6%	20.6%	19.6%	19.7%
Silent & Greatest (Aged 73 or more)	5.3%	6.0%	5.2%	5.2%	5.1%	4.8%



Based on ideas by Gary M. Ralston, CCIM, CIOR, CPM, CRE, CLS, CDP, CRX, FRICS
 Saunders Real Estate / Saunders Ralston Dantzler

Source: This infographic contains data provided by Esri (2024, 2029), Esri-Data Axle (2024).

Household Income	5 minute drive	10 minute drive	15 minute drive	Counties Albany County	States New York	United States
<\$15,000	6.8%	9.4%	12.5%	11.0%	10.4%	8.6%
\$15,000-\$24,999	3.8%	6.2%	7.2%	6.6%	6.3%	6.3%
\$25,000-\$34,999	5.6%	5.5%	5.8%	5.4%	6.1%	6.7%
\$35,000-\$49,999	9.2%	9.2%	9.3%	9.0%	8.9%	10.1%
\$50,000-\$74,999	17.4%	14.9%	14.8%	14.1%	13.9%	15.7%
\$75,000-\$99,999	13.7%	12.1%	11.4%	11.2%	11.5%	12.8%
\$100,000-\$149,999	19.4%	21.4%	19.2%	19.8%	16.8%	17.6%
\$150,000-\$199,999	13.2%	10.5%	9.9%	11.2%	10.0%	9.5%
\$200,000+	10.9%	10.8%	9.9%	11.7%	16.1%	12.6%

Key Facts	5 minute drive	10 minute drive	15 minute drive	Counties Albany County	States New York	United States
Population	13,442	79,244	273,044	316,346	19,924,635	338,440,954
Daytime Population	25,974	105,810	352,194	376,906	20,263,631	336,786,413
Employees	7,000	41,808	142,217	167,434	9,758,074	166,125,745
Households	5,102	32,579	116,157	134,795	7,705,781	130,716,571
Average HH Size	2.03	2.15	2.19	2.21	2.51	2.53
Median Age	31.5	37.7	38.2	39.4	39.6	39.3

Housing Facts

Median Home Value	291,110	286,990	286,405	307,946	469,072	355,577
Owner Occupied %	55.8%	54.3%	51.0%	54.5%	51.3%	64.4%
Renter Occupied %	44.2%	45.7%	49.0%	45.5%	48.8%	35.6%
Total Housing Units	5,881	35,804	128,078	149,181	8,622,250	145,184,826

Income Facts

Median HH Income	\$86,469	\$83,317	\$75,698	\$82,198	\$83,109	\$79,068
Per Capita Income	\$42,647	\$45,673	\$43,987	\$47,254	\$48,068	\$43,829
Median Net Worth	\$215,222	\$178,714	\$129,673	\$177,209	\$172,341	\$225,545



Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2024 and 2029



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LOUISE GIULIANO holds the following commercial designations and also speaks Japanese:

- Certified Commercial Investment Member - CCIM Designation
- Certified International Property Specialists - CIPS Certification
- Member of The Commercial and Industrial Real Estate Brokers, Inc. - CIREB, A Membership Association of Commercial Realtors®) and its affiliates servicing New York State



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