

FOR LEASE - Retail Space Available

82 North Pearl St, Albany, NY 12207



\$: 2,141 / Mo. NNN
1,606 +/- SF

Property Highlights

- Size: 1,606 +/- SF
- High visibility corner retail space
- 4 6-foot storefront windows facing North Pearl
- 2 6-foot windows facing Columbia
- Includes approx 500 SF basement storage space
- Permitted Uses: food service, coffee shop, salon, or other general retail use.
- Walk-in cooler
- 400-amp electrical service

Property Information

1,606 SF former juice bar offering killer visibility on North Pearl Street corner across the street from the historic Kenmore Apartment Building. Storefront glass facing both North Pearl and Columbia. Many retail uses permitted in the MU-DT zone include food service, salon/spa, and general retail or office uses. Landlord will deliver a vanilla box at the asking rent of \$2,141 / Mo. Triple Net (NNN), plus \$201 / Mo. nets.

William "Felton" McLaughlin | CCIM, SIOR

o: 518 465 1400 Ext. 208

c: 518 428 1164

e: fmclaughlin@naiplatform.com



14 Corporate Woods Blvd, Albany, NY, 12211



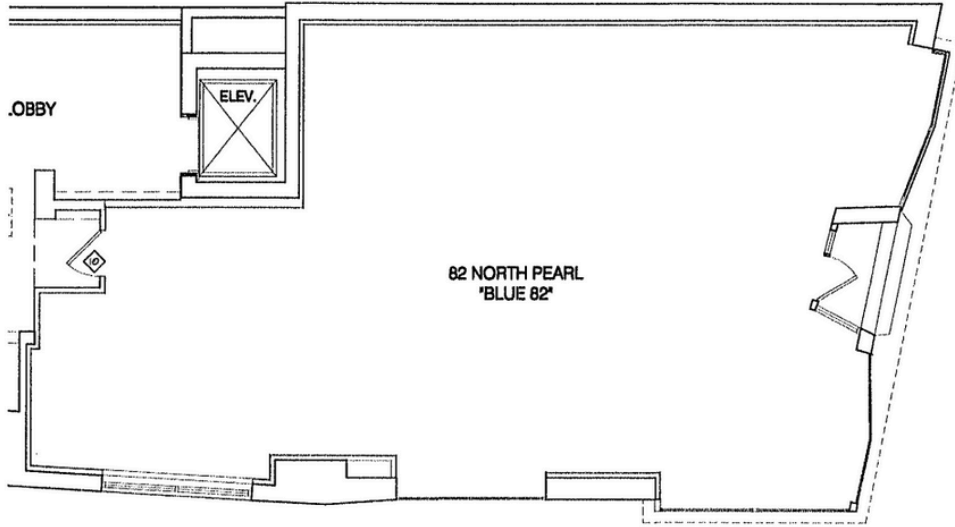
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Floor Plan



Demographics Of Surrounding Area



	0.3 Miles	0.5 Miles	1 Miles
Total households	862	1,974	12,804
Total population	1,417	3,435	25,293
Population white	43.0%	38.6%	37.3%
Population black	40.0%	43.9%	41.6%
Population hispanic	9.2%	10.3%	12.6%
Population asian	4.9%	4.8%	6.0%
Population pacific islander	0.1%	0.1%	0.1%
Population american indian	0.6%	0.6%	0.6%
Population other	3.8%	4.1%	5.2%
Persons per household	1.6	1.7	2
Average household income	\$79,291	\$79,495	\$66,588
Average house value	\$267,400	\$260,796	\$221,724
Average age	40	39	37
Average age male	41	39	37
Average age female	39	38	37

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