

1879 Altamont Avenue, Schenectady, NY 12303

MARKET 32 ANCHORED PLAZA

FOR LEASE - HIGH-PROFILE WITH EXCELLENT ROAD FRONTAGE



PRIME RETAIL AVAILABLE

- 730 SF retail space available for lease
- Formerly home to an established nail salon with 25 years of customer recognition at this location
- Efficient space size and layout, suitable for a range of retail or personal-care uses
- Excellent road frontage and visibility - space fronts Altamont Ave. and plaza's main entrance

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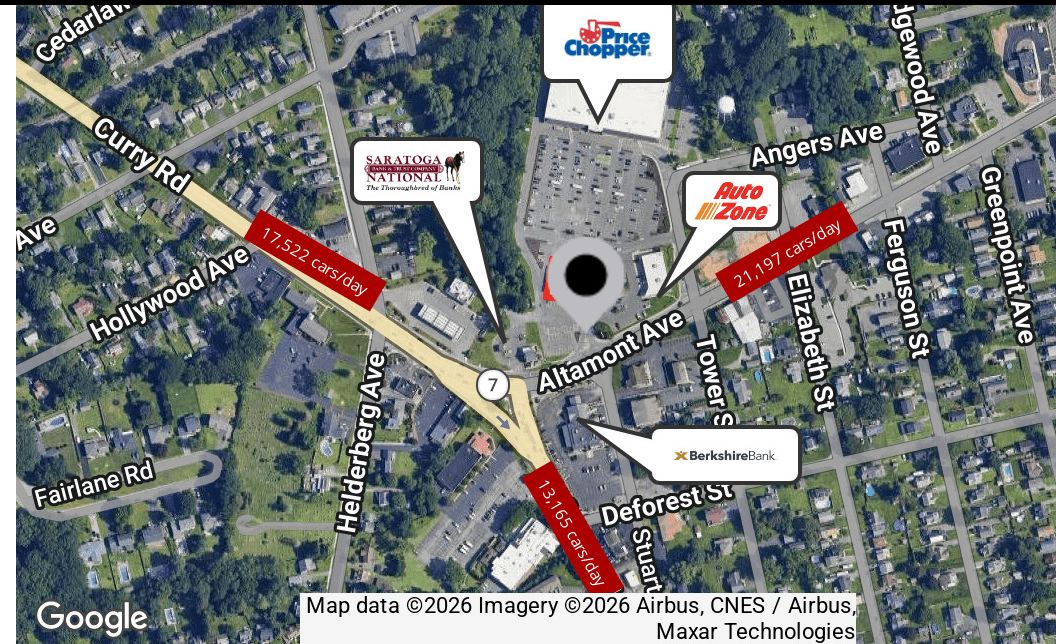
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IKON
REALTY GROUP LLC

Member of:



Executive Summary



OFFERING SUMMARY

Lease Rate:	\$15.50 SF/yr plus NNN (NNN est. at \$6.55/SF)
Available SF:	730 SF
Shopping Center Size:	92,440 SF
Multi-Tenant Building Size:	11,316 SF
Lot Size:	10.55 Acres
Year Built:	1970
Zoning:	Commercial (B-2)
Market:	Schenectady
Submarket:	Rotterdam
Traffic Count:	21,197

PROPERTY OVERVIEW

A dynamic neighborhood shopping center located at one of the busiest intersections in the Rotterdam retail trade area.

PROPERTY HIGHLIGHTS

- 730 SF available; the space was most recently occupied by a nail salon for approximately 25 years
- High profile property at the main intersection in Rotterdam's retail trade area
- +/-21,197 vehicles/day on Altamont Ave
- +/-17,522 vehicles/day on Curry Road
- Pylon sign placement
- Co-tenancy with Market 32, AutoZone, Mr. Subb, Hair Studio One, Casa di Vino Spirits, and Wan Yuan authentic Asian cuisine.

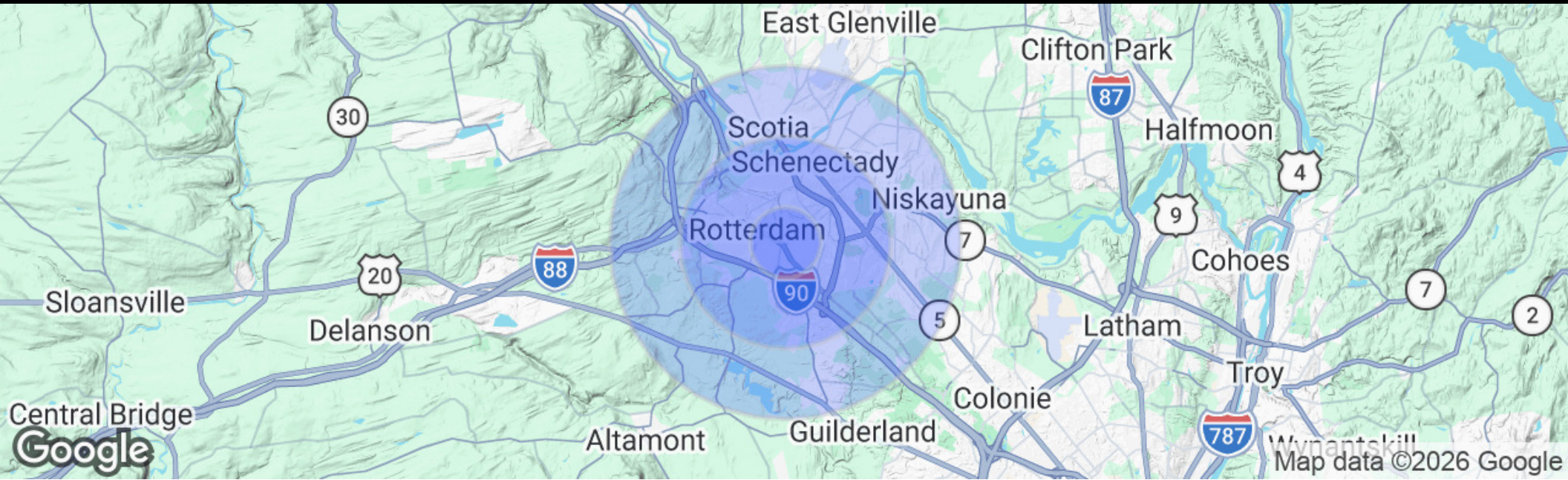
Retail Aerial



Additional Shopping Center Photos



Demographics Map & Report



POPULATION

	1 MILE	3 MILES	5 MILES
Total Population	13,147	87,760	146,594
Average age	40.2	38.6	40.3
Average age (Male)	40.5	36.3	37.9
Average age (Female)	40.2	40.4	41.9

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total households	5,604	36,294	61,102
# of persons per HH	2.3	2.4	2.4
Average HH income	\$89,661	\$81,475	\$96,856
Average house value	\$200,168	\$192,514	\$234,733

* Demographic data derived from 2020 ACS - US Census