

678 Loudon Rd, Latham, NY 12110

# LATHAM RETAIL

FOR LEASE - HIGH-PROFILE RETAIL



- 1,500 SF to 3,000 SF available at this high-profile retail center in the heart of Latham.
- Close proximity to major retail, offices, and strong residential neighborhoods.
- Ideal for retail, office, or creative workspace
- Professional and well-maintained property
- Excellent signage potential with high visibility to the intersection of Routes 9 and 155

## For More Information:

### Peter VanBortel

Licensed New York State Associate Real Estate Broker  
pvanbortel@ikonrealtygroup.com  
518.456.5440 x17

### Bruce Ginsburg

Licensed New York State Real Estate Broker  
bginsburg@ikonrealtygroup.com  
518.456.5440 x11

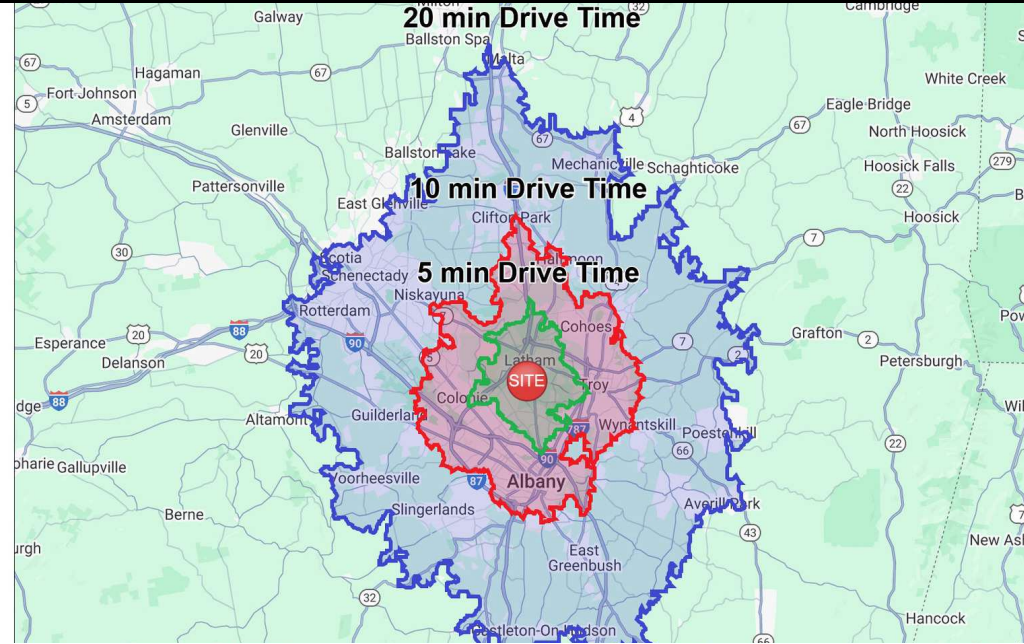
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**IKON**  
REALTY GROUP LLC

Member of:



**Executive Summary**



**OFFERING SUMMARY**

Lease Rate:	Negotiable
NNN:	\$4.50/SF/yr est.
Building Size:	4,500 SF
Available SF:	1,500 - 3,000 SF
Lot Size:	13,068 SF
Year Built:	1966
Zoning:	12
Market:	Albany
Submarket:	Latham
Traffic Count:	21,098

**PROPERTY OVERVIEW**

Available for lease: 3,000 SF or 1,500 SF of prime retail space in the heart of Latham, NY's busiest commercial corridor. This recently remodeled property features upscale interior and exterior finishes, co-tenancy with The Scotland Shop, and outstanding signage opportunities with both pylon and facade sign placement.

**LOCATION OVERVIEW**

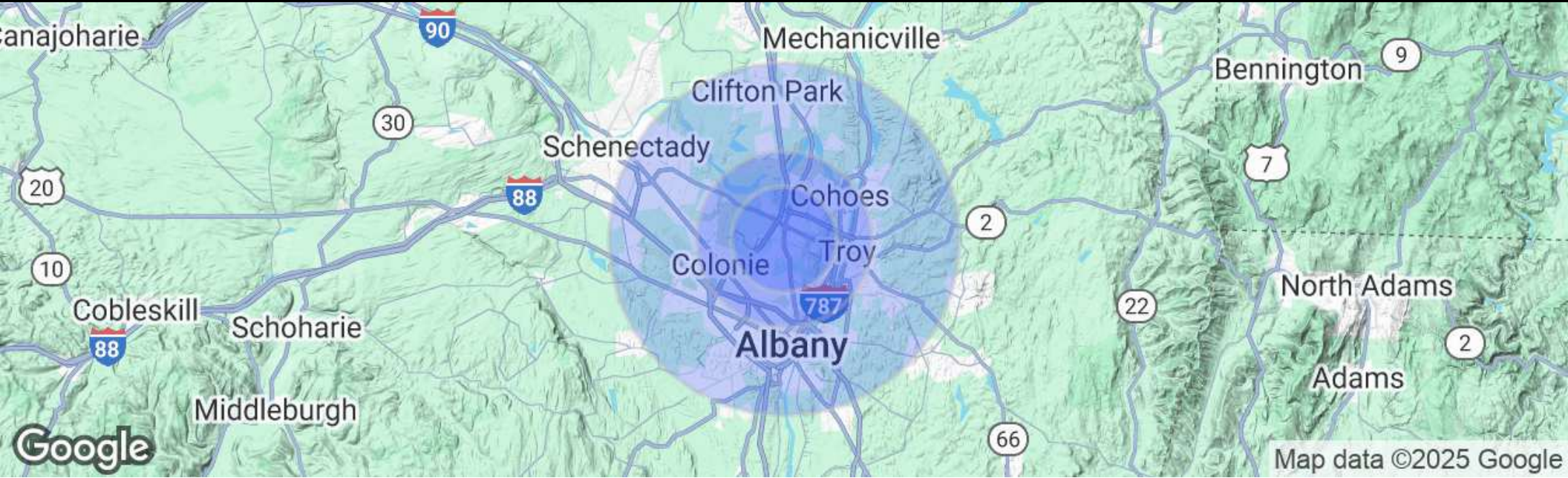
Located in Latham, NY, 678 Loudon Road offers a premier retail leasing opportunity with outstanding visibility and access. Positioned directly on Route 9 at the signalized intersection with Route 155, the site sees approximately 30,000 vehicles per day and is easily accessible via major highways and Albany International Airport. Surrounded by established residential neighborhoods, corporate offices, and commercial corridors, the property benefits from a steady stream of potential customers. Ideal for a hard goods retailer, real estate office, or to-go restaurant concept, the space is also adjacent to major national tenants including Fresh Market, Petco, Lowe's, and Walmart Supercenter, and is close to Siena College and Shaker Middle and High Schools. This is a rare opportunity to establish your business in the heart of the Latham trade area.



Additional Photos



**Demographics Map & Report**



<b>POPULATION</b>	<b>3 MILES</b>	<b>5 MILES</b>	<b>10 MILES</b>
Total Population	52,162	176,717	493,210
Average Age	43	40	41
Average Age (Male)	41	39	40
Average Age (Female)	45	41	42
<b>HOUSEHOLDS &amp; INCOME</b>	<b>3 MILES</b>	<b>5 MILES</b>	<b>10 MILES</b>
Total Households	21,132	73,545	207,764
# of Persons per HH	2.5	2.4	2.4
Average HH Income	\$123,001	\$99,591	\$106,683
Average House Value	\$399,703	\$316,028	\$301,728

*Demographics data derived from AlphaMap*