FOR LEASE - Retail Space Available

66 State St, Albany, NY 12207





\$: 15.20 / SF NNN 2,800 +/- SF

Property Highlights

- Size: 2,800 +/- SF
- Price: \$3,546 / Mo. NNN | Nets \$632 / Mo.
- · High-visibility street retail space
- Frontage: 60'
- Zoning: MU-DT
- HVAC: Forced Air, Natural Gas, Central A/C
- Ceiling Height: 10'
- Possible Uses: Fitness/Gym, Medical/Dental, Office, Retail, Restaurant, or Tavern.
- Parking: Garage Parking

Property Information

Newly built retail or office space on the 1st floor of The Apartments at 66 State Street. 2800 SF street-level retail space w/ 60' frontage to the street and magnificent brass doors at the main entrance. MU-DT zone permits uses including food service, tavern, salon/spa, medical and many other general retail uses. High pedestrian traffic and 6553 AADT. Landlord will deliver a vanilla box at the \$3546/mo NNN rental rate and the nets are \$632/mo in additional rent. Landlord will work w/ tenants providing amenities for upstairs apartments. Garage parking available in LL-owned garage nearby.

William "Felton" McLaughlin | CCIM, SIOR

o: 518 465 1400 Ext. 208 c: 518 428 1164 e: fmclaughlin@naiplatform.com



COMMERCIAL 3713 SF NOT IN SCOPE KEY TO SYMBOLS 1 HR FIRE RESISTANCE CONSTRUCTION W/ 20 MIN RATED OPENING PROTECTION State St 2 HR FIRE RESISTANCE CONSTRUCTION W/ 90 MIN RATED OPENING PROTECTION EXIT ACCESS TRAVEL DISTANCE \square EXIT WIDTH OF EGRESS DOOR ₽F PULL STATION 1 EMERGENCY LIGHT PORTABLE FIRE EXTINGUISHER X EXIT SIGN 0 EXISTING STANDPIPE 3 WALL TYPE (SEE A100) å. HANDICAP ACCESSIBLE ACTUAL NUMBER OF PEOPLE XXXX XXXX AL # OF PEOPLE ALLOWED (FOR WID

Demographics Of Surrounding Area

Huck Finn's Playland		0.3 Miles	0.5 Miles	1 Miles
ARBOR HILL ARBOR HILL Term Are ARBOR HILL To Fidens Brewing Compa To Fidens Brewing Compa	Total households	1,061	2,410	12,525
	Total population	1,577	4,179	24,621
	Population white	50.9%	42.7%	38.0%
	Population black	32.1%	38.0%	40.5%
	Population hispanic	9.2%	12.9%	12.7%
	Population asian	5.3%	5.2%	6.4%
	Population pacific islander	O.1%	0.1%	0.1%
A E	Population american indian	0.4%	0.6%	0.7%
Morton Ave MANSION AREA	Population other	4.0%	5.7%	5.2%
	Persons per household	1.5	1.7	2
Schuyler Mansion	Average household income	\$73,775	\$75,647	\$68,544
Illusive Restaurant & Bar 😈	Average house value	\$265,921	\$258,896	\$224,554
Second Ave	Average age	42	38	37
KRANK PARK	Average age male	43	39	37
- CHERRY HILL	Average age female	40	38	37

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

