

**FOR
SALE**

1810 WESTERN AVENUE

ALBANY, NEW YORK

BUILDING



FEATURES

Fantastic re-development opportunity for a land lease on Western Avenue, across the street from Crossgates Mall, and minutes from Crossgates Commons and Stuyvesant Plaza.

- 0.56 Acres with Frontage on Western Avenue.
- Excellent street presence.
- Traffic Count: 35,830 Vehicles Per Day.
- Neighborhood retail includes: Macy's, Dick's, JC Penny, Lord & Taylor, Dave and Busters, Price Chopper, and much more!
- Close proximity to the Adirondack Northway, Interstate-90, and the New York State Thruway (Exit 24)

Identified Best Uses: Retail, Restaurant, Boutique, Medical

**FOR MORE
INFORMATION
PLEASE
CONTACT**

RUDY R. LYNCH, CCIM

Associate Broker
(518) 462-7491 office
(518) 337-3705 mobile
Rudy@CarrowRealEstate.com

AVAILABLE FOR SALE

\$949,000



Adding Value Through Professional Real Estate Services

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**BUSINESS
MAP**



**DEMOGRAPHIC
INFORMATION**

DEMOGRAPHICS			
	1 Mile	3 Mile	5 Mile
Population	6,791	40,866	128,706
Avg. Household Income	\$82,071	\$84,981	\$81, 535
Median Age	47.5	45.6	44.4

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