

TITAN COMMERCIAL REALTY GROUP LLC

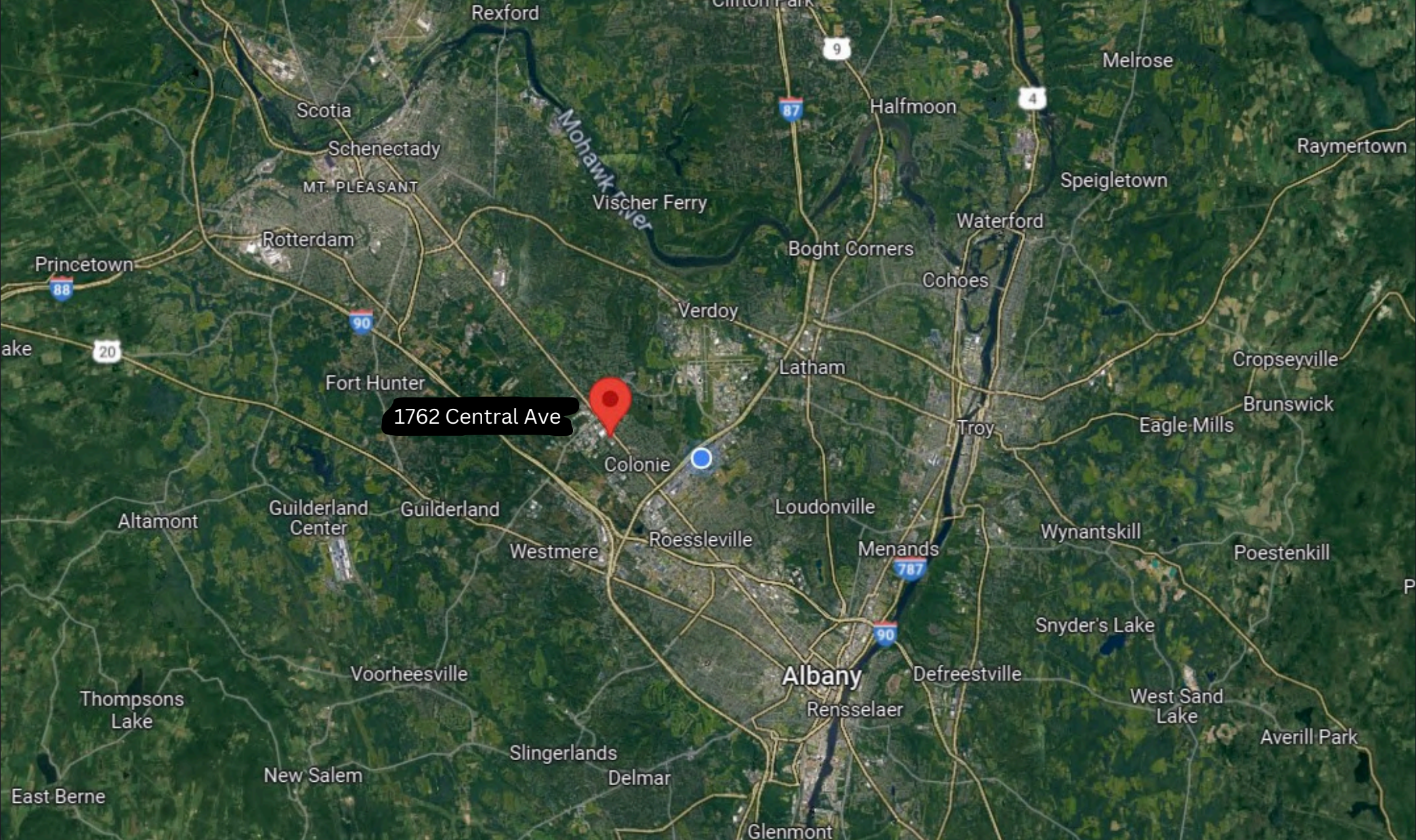


PROUDLY PRESENTS:
1762 CENTRAL AVENUE ,
ALBANY, NEW YORK
ALBANY COUNTY

BEAUTIFUL BRICK OFFICE BUILDING. EXCELLENT VISIBILITY AND HIGH
TRAFFIC COUNT EXPOSURE.

FOR RENT

Capital Region, NY



TITAN COMMERCIAL REALTY GROUP LLC
24 AVIATION RD, ALBANY, NY, 12205
518 400 0668
WWW.TITANCOMMERCIALREALTYGROUP.COM
https://www.dos.ny.gov/licensing/docs/FairHousingNotice_new.pdf

HELPING BUILD EMPIRES
ONE DEAL AT A TIME

TODD J DROWLETTE
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MANAGING DIRECTOR
518 400 0668 EXT 702

1762 CENTRAL AVENUE ALBANY, NEW YORK



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QUICK FACTS

- LOCATED ON HEAVILY TRAVELED CENTRAL AVENUE
- RETAIL FIRST FLOOR: ± 4,300 SQUARE FEET
- RETAIL SPACE: \$30.00 PSF NNN RETAIL SPACE

- OFFICE THIRD FLOOR: FROM 1,300 SF UP TO ± 10,386 SQUARE FEET
- OFFICE SECOND FLOOR: ± 15,100 SF BUILT OUT MEDICAL OFFICE
- OFFICE SPACE: \$18.00 PSF GROSS + UTILITIES

- TRAFFIC COUNT: 43,309 CARS/DAY
- PYLON SIGNAGE AND FACADE SIGNAGE AVAILABLE
- BILLBOARD LOCATION
- PARKING: ± 161 SPACES
- HIGH VISIBILITY LOCATION AT INTERSECTION OF CENTRAL AVENUE AND RAPPLE DRIVE
- LOCATED IN THE VILLAGE OF COLONIE WITH ALBANY ZIP CODE.

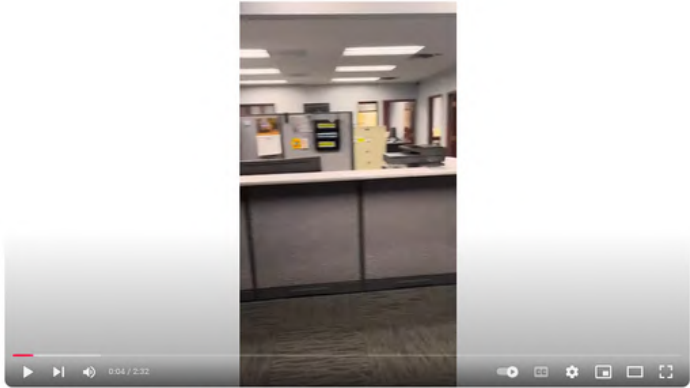


DEMOGRAPHICS

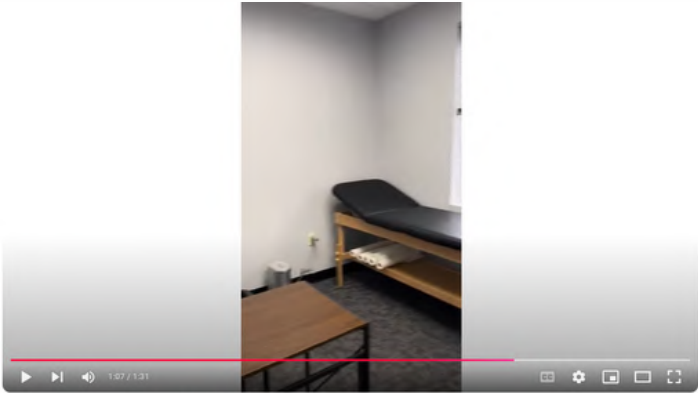
	1 MILE	3 MILE	5 MILE
POPULATION	4,771	48,086	164,101
AVERAGE HH INCOME	\$96,476	\$96,304	\$86,654
MEDIAN AGE	42.0	38.0	29.0
TOTAL EMPLOYEES	2,502	22,971	73,623



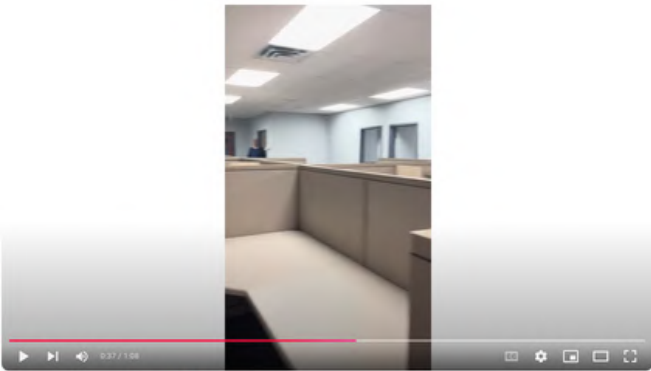
VIDEO TOUR



1762 Central Avenue, Albany, NY- Office 7,850 sf



1762 Central Avenue, Albany, NY- Office 15,100 sf



1762 Central Avenue, Albany, NY 2,599 sf





Third Floor ± 2599 sf

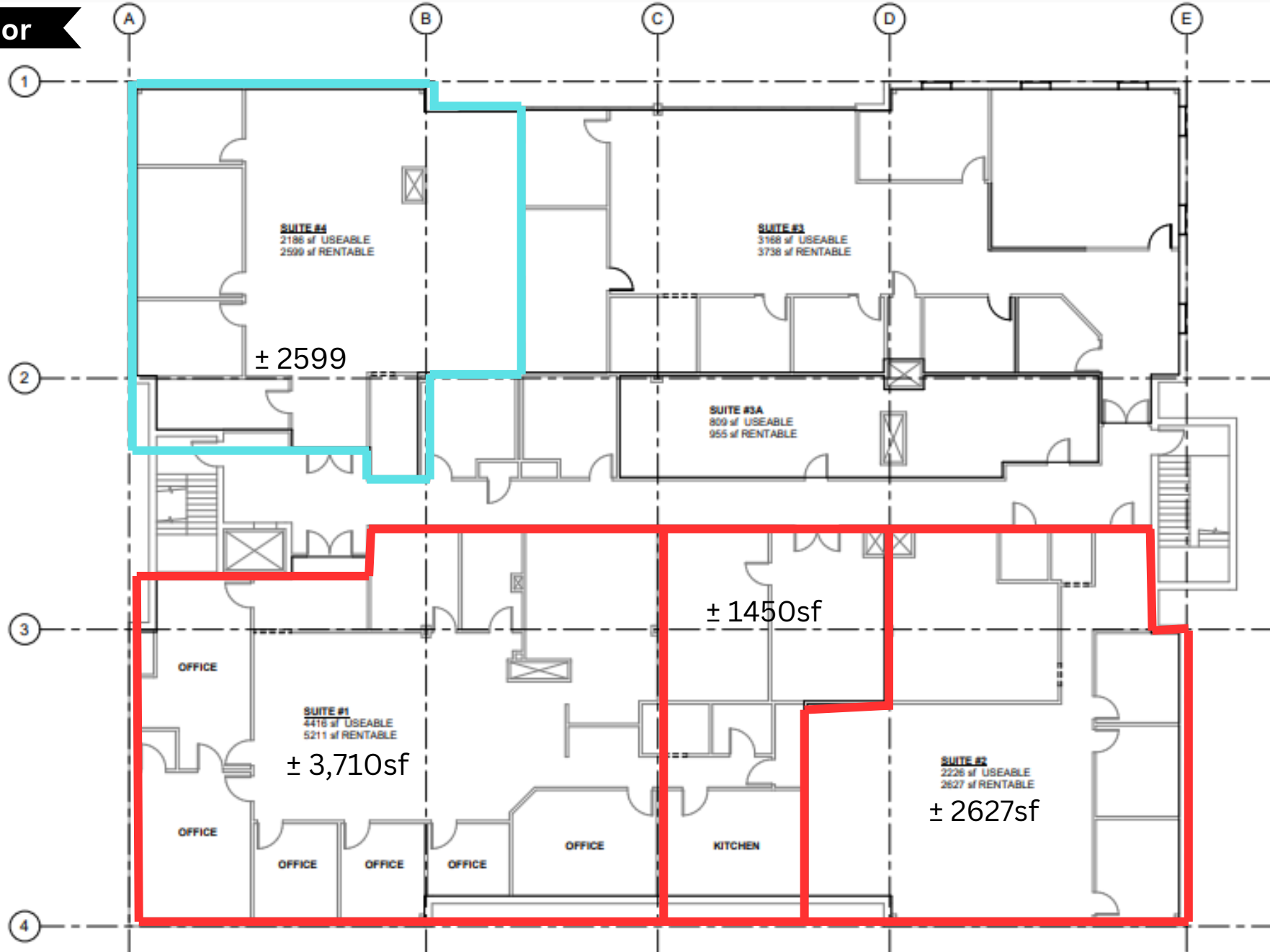


Third Floor ± 7,850 sf



Third Floor ± 7,850 sf

Third Floor



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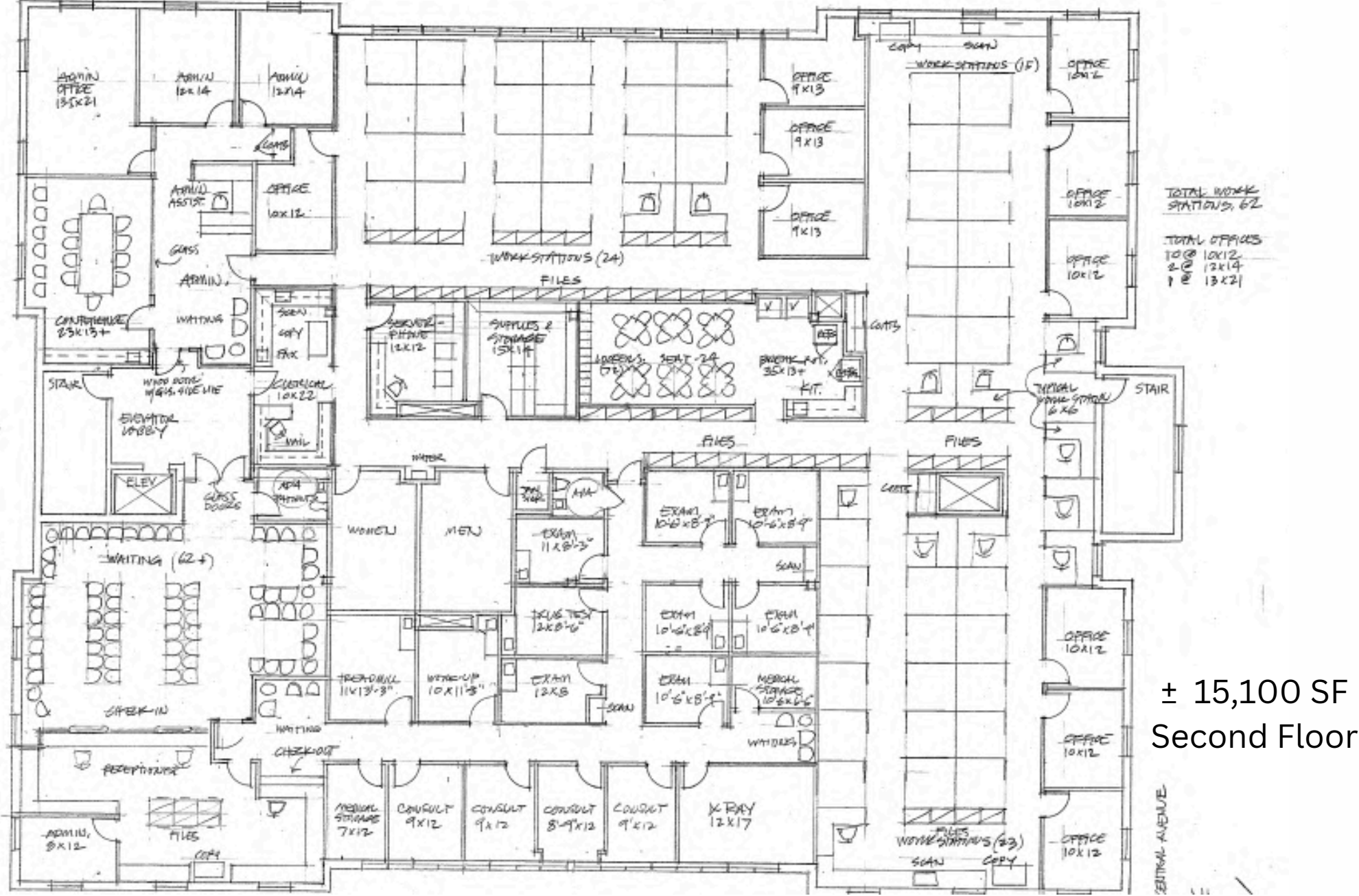
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Second Floor ± 15,100 sf



Second Floor ± 15,100 sf



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CONTACT INFORMATION

Exclusively Listed By



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