

**CUSHMAN &  
WAKEFIELD**

**Pyramid Brokerage  
Company**

# FOR SUBLEASE

**415 STATE STREET  
SCHENECTADY, NY**

**7,293± SF**

**SUBLEASE SPACE  
AVAILABLE**

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FOR SUBLEASE

# 415 State Street Schenectady, NY 12305



## 7,293± SF

### Property Highlights

Former CVS location. High foot trafficked area along highly trafficked State Street in beautiful downtown Schenectady.

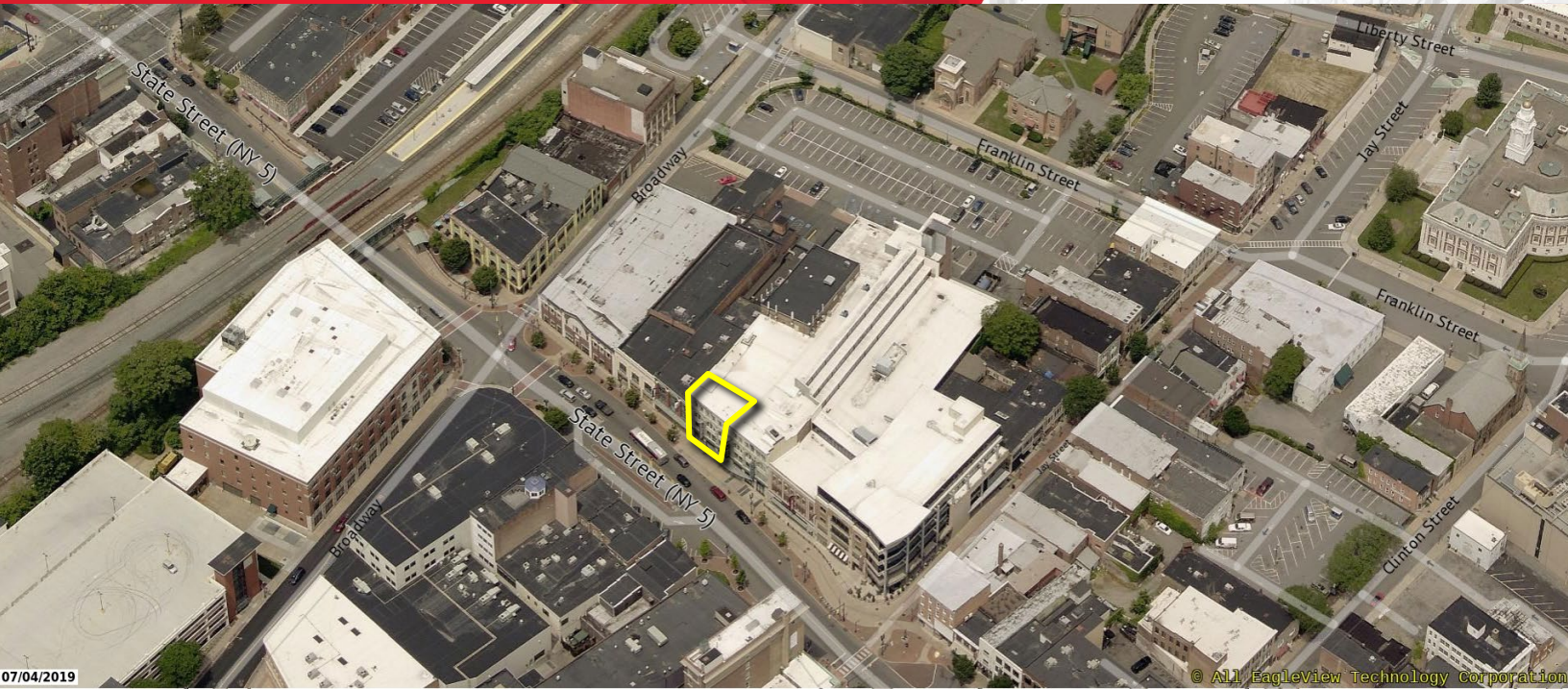
- Close proximity to several restaurants and stores
- Across from Proctors Theatre
- Sublease runs through 1/31/2031
- First Floor Space
- Building Signage
- Easily accessible from I-890, and Erie Blvd

Demographic	1 Mile	3 Miles	5 Miles
Population	20,890	106,403	148,777
Households	8,033	44,079	61,403
Average H.H. Income	\$63,828	\$99,968	\$118,724
Daytime Employees	19,631	51,072	68,799
Source:	ESRI		

Traffic Counts	
State Street	10,635 AADT
Erie Blvd	16,464 AADT
Source:	NYS DOT

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Schenectady, NY 12305



## Property Highlights

Address	512 State Street, Schenectady NY	Fire Protection	Sprinklers
Year Built	1950	Signage	Building
Total Building SF	18,849± SF	Roof Type	Rubber
Available SF	7,293± SF	Floors	3
Construction	Brick	Zoning	Commercial
Land Area	0.25± acres	Lease Type	NNN
Clear Height	12'	Retail Position	Free Standing
Utilities	Municipal	HVAC	Forced Hot Air
Tax ID#	39.72-2-36		

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**For additional information, please contact:**



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