



**FOR
SUBLEASE**

**153 CENTRAL AVENUE
ALBANY, NY 12206**

9,500± SF

**FORMER CVS
SUBLEASE AVAILABLE**

Contact

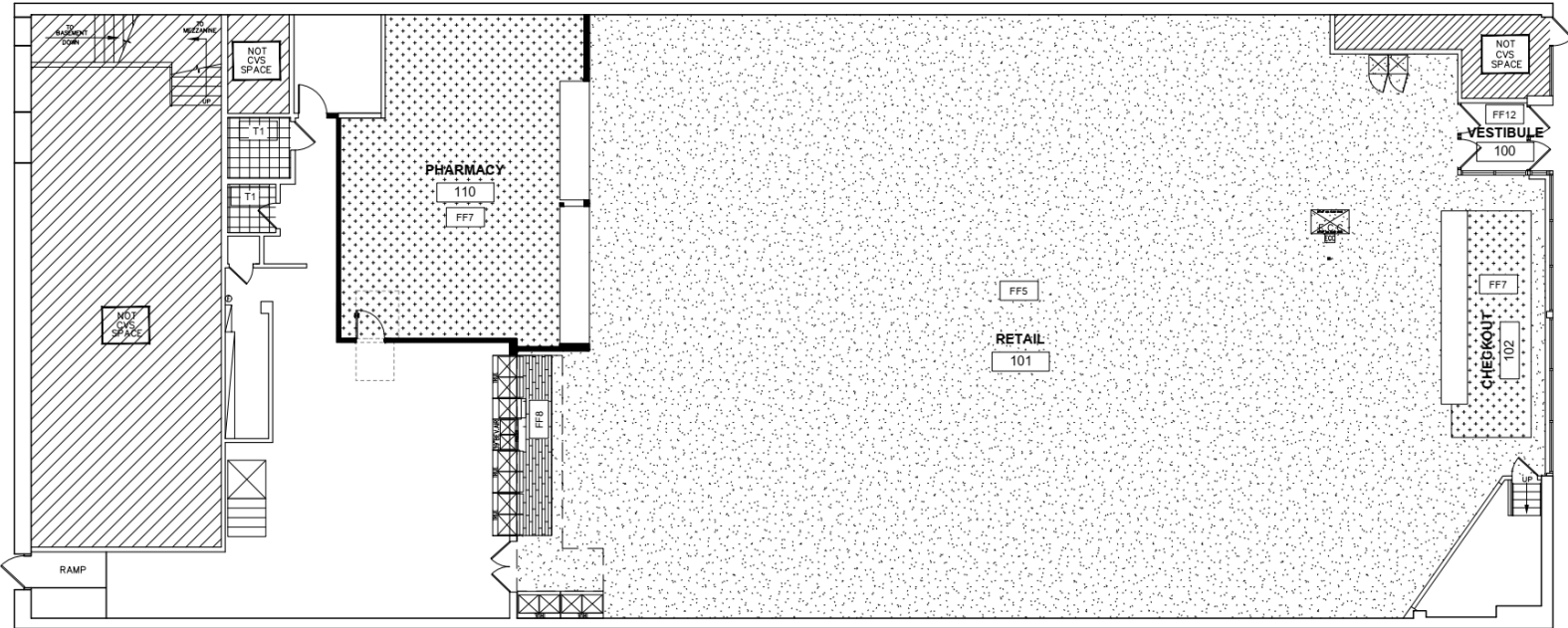
ADAM FIELD
Associate Real Estate Broker
+1 518 669 9930
afield@pyramidbrokerage.com

APRIL L. MCFEE
Associate Real Estate Broker
+1 518 810 6622
amcfee@pyramidbrokerage.com

40 British-American Blvd.,
Latham, New York 12110
+1 518 489 9199
pyramidbrokerage.com

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153 Central Avenue | Albany, NY



LEGEND

- XX FINISH DESIGNATION
 - Carpet tile as scheduled
 - Carpet tile (drive aisle)
 - Carpet tile (checkout)
 - Vinyl tile as scheduled
 - Vinyl tile as scheduled
 - RIBBED ENTRANCE TILE AS SCHEDULED
 - CONCRETE SEALER AS SCHEDULED, APPLY AFTER ALL STRIPED AREAS HAVE BEEN COMPLETED
 - STRIPED AREA - PAINT 4" PERIMETER OUTLINE W/ 4"-45° DIAGONAL INFILL STRIPING AT 18" OC. PAINT AS SCHEDULED
 - CERAMIC TILE AS SCHEDULED
- GENERAL NOTES:
PROVIDE TRANSITION STRIP BETWEEN ALL FLOOR TYPES

Property Description

Former CVS. Great retail location in the Heart of Downtown Albany, 0.3 miles from Washington Park. High car and foot traffic. 9,500± SF available. Sublease expires 12/31/2029.

Property Highlights

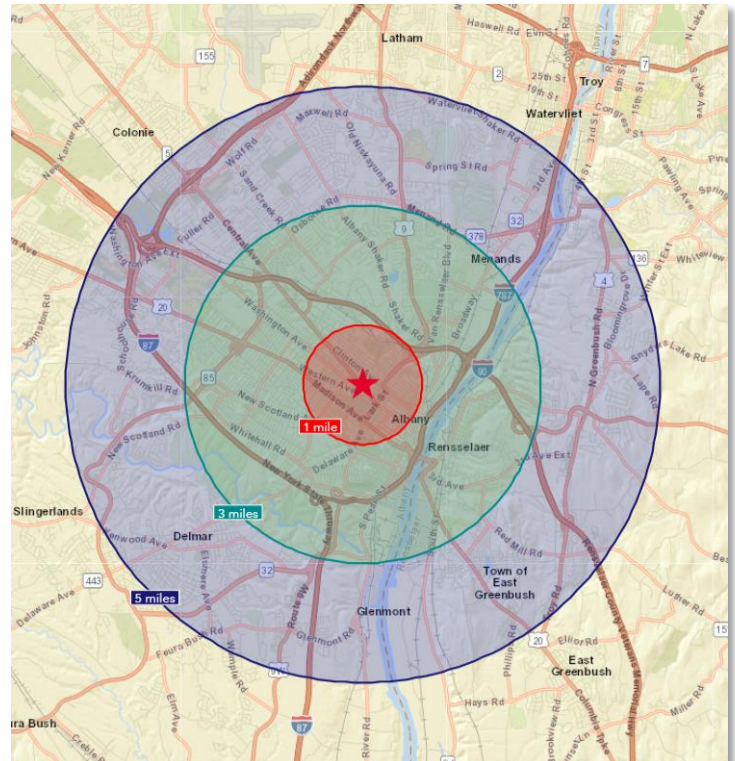
| | | | |
|-------------------|------------|--------------|-----------------------------------------|
| County | Albany | Parking | Street |
| Total Building SF | 13,200± SF | Roof | Rubber |
| Available SF | 9,500± SF | Construction | Brick & Concrete Steel |
| Year Built | 1940 | Tax ID | 65.63-5-48 |
| Floors | 2 | Signage | Building |
| Sublessor | CVS | Zoning | Store/Office/Mixed-use |
| Lease Expiration | 12/31/2029 | Utilities | Municipal Water & Sewer Rooftop HVAC |

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| Demographic & Income Profile | 1 Mile | 3 Miles | 5 Miles |
|-------------------------------|----------|----------|----------|
| Population | 35,664 | 112,464 | 188,006 |
| Households | 15,927 | 50,560 | 79,668 |
| Families | 5,564 | 22,089 | 39,223 |
| Average Household Size | 2.08 | 2.13 | 2.18 |
| Owner Occupied Housing Units | 2,969 | 20,363 | 39,705 |
| Renter Occupied Housing Units | 12,958 | 30,197 | 39,963 |
| Median Age | 29.3 | 35.8 | 37.5 |
| Median Household Income | \$38,258 | \$55,289 | \$66,845 |
| Average Household Income | \$62,625 | \$81,373 | \$93,874 |



| Business Summary | 1 Mile | 3 Miles | 5 Miles |
|-----------------------------------------------------------|--------|---------|---------|
| Total Businesses: | 1,758 | 5,317 | 9,098 |
| Total Employees: | 60,122 | 150,151 | 216,726 |
| Employee/Residential Population Ratio (per 100 Residents) | 169 | 134 | 115 |

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