

# 180 DELAWARE AVE

Delmar, NY 12054

FOR LEASE | RETAIL SPACE

EXECUTIVE SUMMARY



## OFFERING SUMMARY

Available SF: 1,700 - 4,200 SF

Lease Rate: Negotiable

MLS#: 29000582

Traffic Count: 15,636

## PROPERTY OVERVIEW

New opportunity to establish your business in one of the best retail plazas in the capital district. Anchored by Hannaford, Dollar Tree, and other national and local retailers. This 160,000 Square Foot Shopping Center is located in one of the most sought communities in Albany County.

## AVAILABLE SPACES

| SPACE    | LEASE RATE | SIZE (SF) |
|----------|------------|-----------|
| Space 15 | Negotiable | 1,700 SF  |
| Space 23 | Negotiable | 3,196 SF  |
| Space 26 | Negotiable | 4,000 SF  |
| Space 28 | Negotiable | 4,200 SF  |

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**VF** Vanguard-Fine, LLC  
Commercial Real Estate Professionals

Vanguard-Fine, LLC Commercial Real Estate Professionals is a Licensed Real Estate Broker  
This plan is for informational purposes only and no representations are made. Current conditions must be confirmed by each prospective buyer/tenant

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[ADDITIONAL PHOTOS](#)



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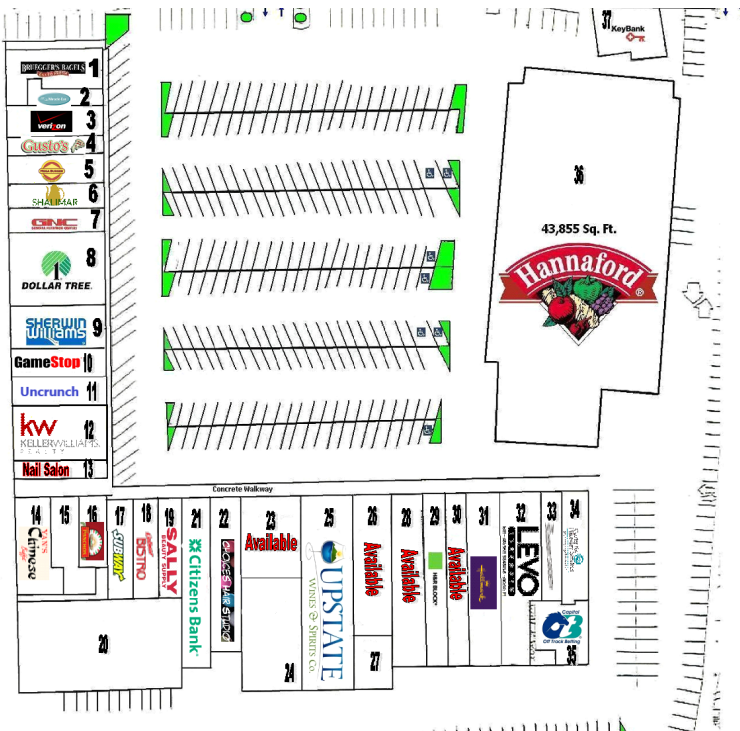
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LOCATION MAPS



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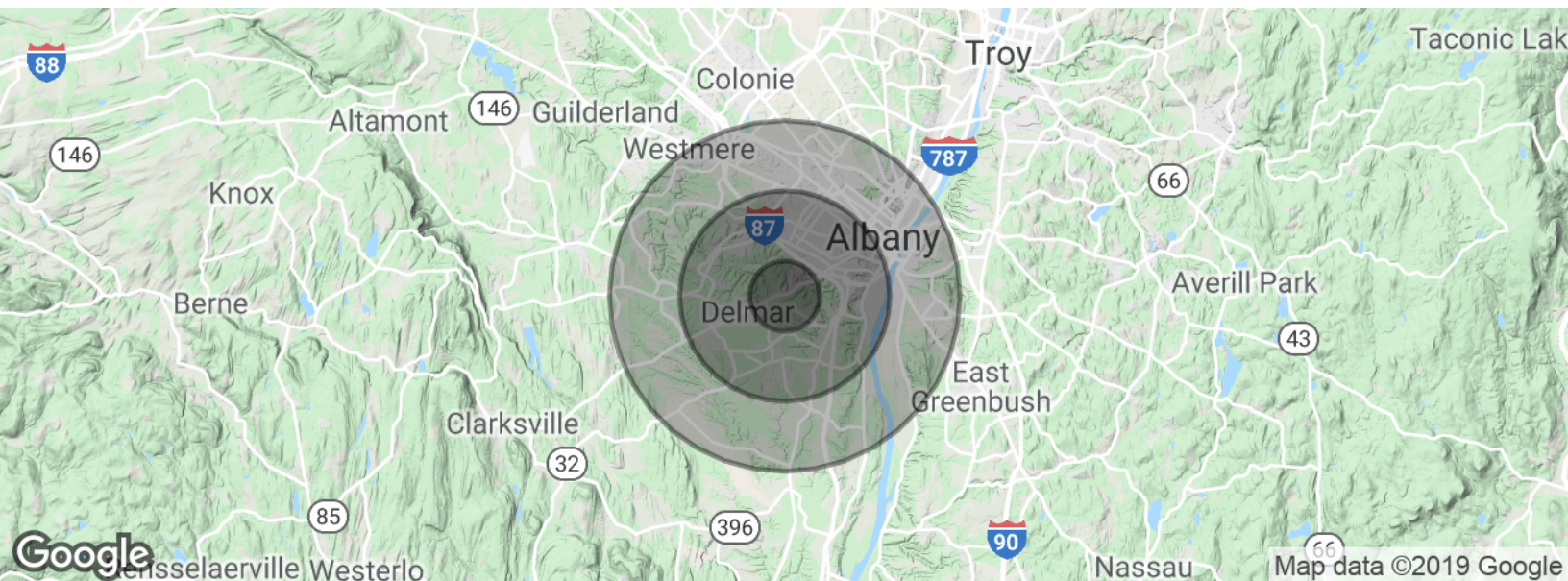
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DEMOGRAPHICS MAP & REPORT



| POPULATION          | 1 MILE    | 3 MILES   | 5 MILES   |
|---------------------|-----------|-----------|-----------|
| Total population    | 3,775     | 64,709    | 178,435   |
| Median age          | 44.0      | 38.8      | 35.4      |
| Median age (Male)   | 42.5      | 36.8      | 34.2      |
| Median age (Female) | 44.6      | 40.7      | 36.6      |
| HOUSEHOLDS & INCOME | 1 MILE    | 3 MILES   | 5 MILES   |
| Total households    | 1,563     | 28,407    | 74,901    |
| # of persons per HH | 2.4       | 2.3       | 2.4       |
| Average HH income   | \$94,153  | \$75,233  | \$64,891  |
| Average house value | \$273,461 | \$239,768 | \$237,979 |

\* Demographic data derived from 2010 US Census

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