

180 DELAWARE AVE

Delmar, NY 12054

FOR LEASE | RETAIL SPACE

EXECUTIVE SUMMARY



OFFERING SUMMARY

Available SF: 1,500 - 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, Olympia Sports 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)
11A	Negotiable	1,500 SF
#27	Negotiable	4,200 SF
#29	Negotiable	2,520 SF
30B	Negotiable	3,000 SF
22-23	Negotiable	3,400 SF

Christopher Farrell
NYS Licensed Real Estate Associate
Broker
518.862.0861 x209
cfarrell@vanguardfine.com

Barry Feinman
Principal Licensed Real Estate
Broker
518.862.0861 x202
bfeinman@vanguardfine.com

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

180 DELAWARE AVE

Delmar, NY 12054

FOR LEASE | RETAIL SPACE

ADDITIONAL PHOTOS



Christopher Farrell

NYS Licensed Real Estate Associate
Broker
518.862.0861 x209
cfarrell@vanguardfine.com

Barry Feinman

Principal Licensed Real Estate
Broker
518.862.0861 x202
bfeinman@vanguardfine.com

VF Vanguard-Fine, LLC
Commercial Real Estate Professionals

180 DELAWARE AVE

Delmar, NY 12054

FOR LEASE | RETAIL SPACE

LOCATION MAPS



Christopher Farrell

NYS Licensed Real Estate Associate
Broker
518.862.0861 x209
cfarrell@vanguardfine.com

Barry Feinman

Principal Licensed Real Estate
Broker
518.862.0861 x202
bfeinman@vanguardfine.com

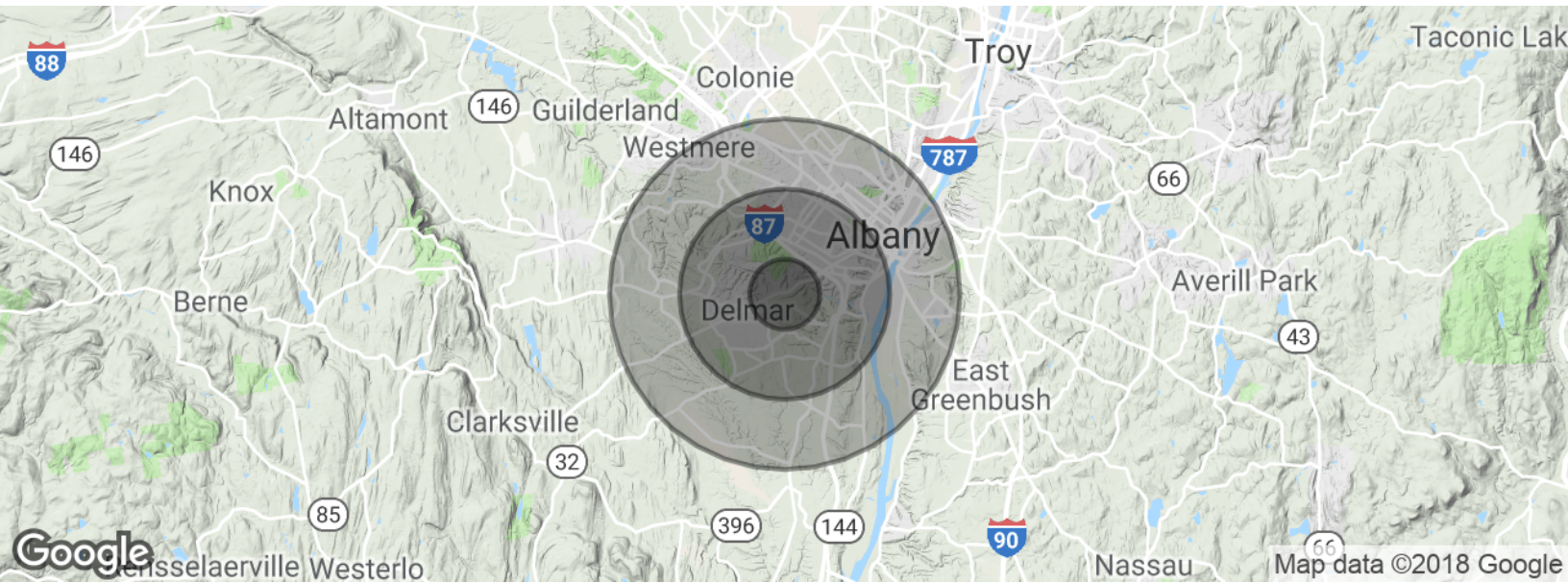
VF Vanguard-Fine, LLC
Commercial Real Estate Professionals

180 DELAWARE AVE

Delmar, NY 12054

FOR LEASE | RETAIL SPACE

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

Christopher Farrell
NYS Licensed Real Estate Associate
Broker
518.862.0861 x209
cfarrell@vanguardfine.com

Barry Feinman
Principal Licensed Real Estate
Broker
518.862.0861 x202
bfeinman@vanguardfine.com

VF Vanguard-Fine, LLC
Commercial Real Estate Professionals