

# 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**  
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**Barry Feinman**  
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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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LOCATION MAPS



Map data ©2018 Google Imagery ©2018 , CNES / Airbus, DigitalGlobe, New York GIS, USDA Farm Service Agency



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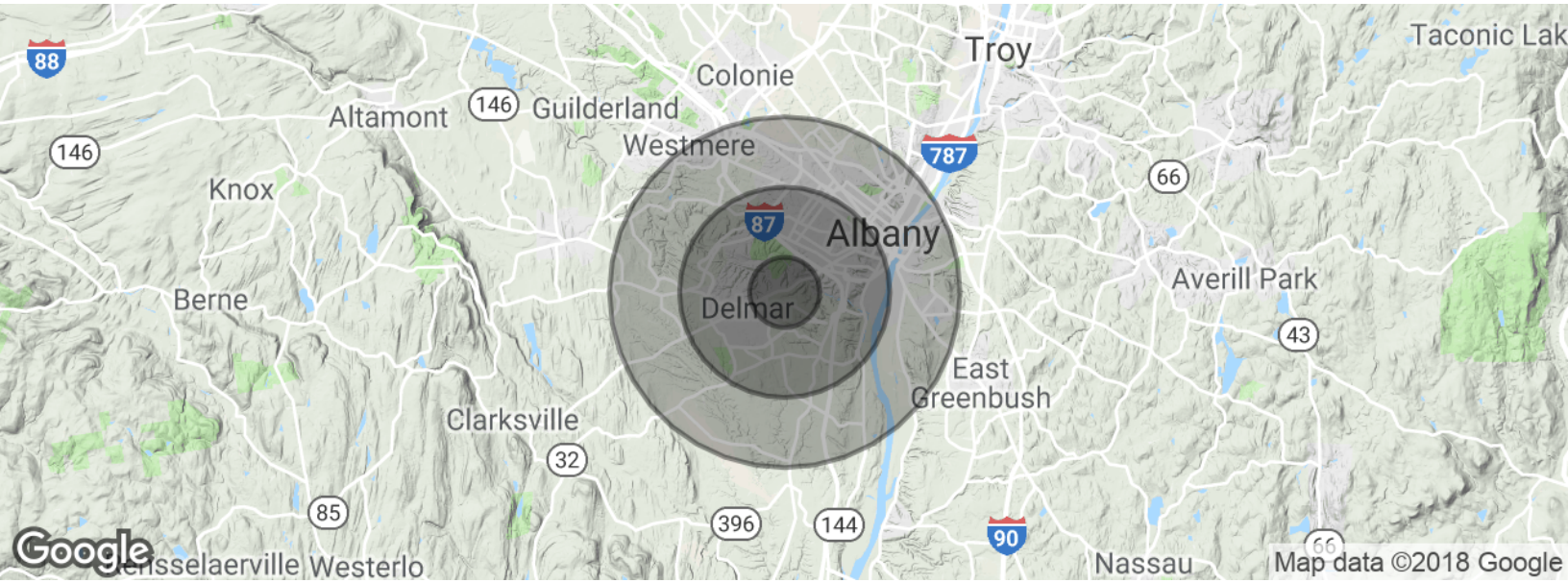
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DEMOGRAPHICS MAP & REPORT



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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