

FOR LEASE - Retail Space Available

58 North Pearl St, Albany, NY 12207



\$: 15.00 / SF NNN
2,580 +/- SF

Property Highlights

- Size: 2,580 +/- SF
- Corner visibility facing North Pearl and Steuben Place
- 1st Floor storefront retail space
- 43' frontage w/ 16' ceiling heights
- 8' high storefront glass windows facing both streets
- \$3,225/mo NNN rental rate
- Vanilla box delivery

Property Information

High visibility 2,580 SF retail space on the corner of North Pearl and Steuben Place on the 1st floor of the recently re-developed Steuben Place Apartments. 43' frontage to the street w/ 8' high storefront glass windows facing both streets and 16' ceiling height. MU-DT zone permits uses including food service, tavern, salon/spa, medical, gym, and many other general retail uses. High pedestrian traffic and 8500 AADT vehicular traffic. Landlord will deliver a vanilla box at the \$3,225/mo NNN plus \$499/month in nets. Rental rate and will work w/ tenants providing amenities for upstairs apartments.

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Floor Plan

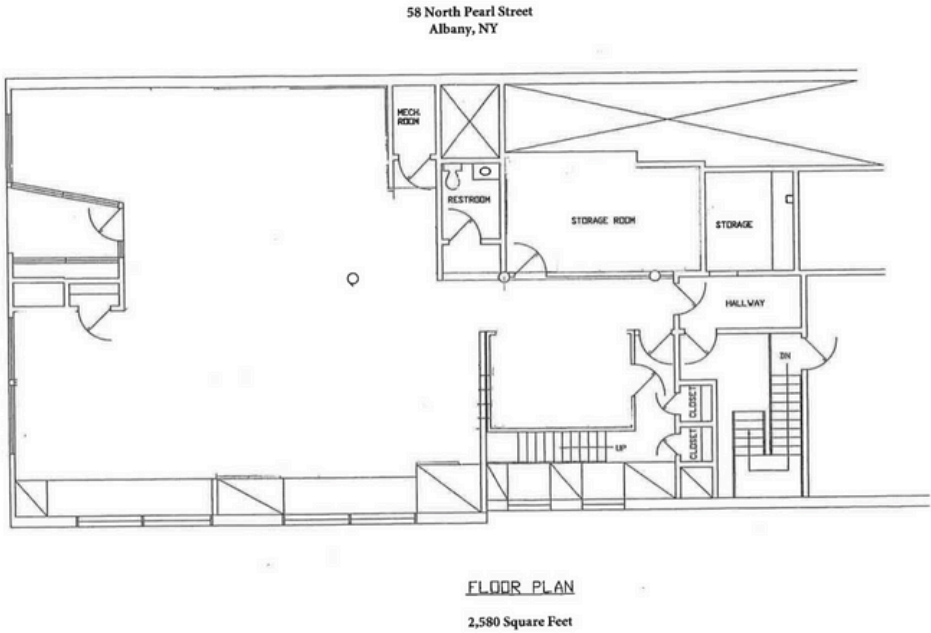
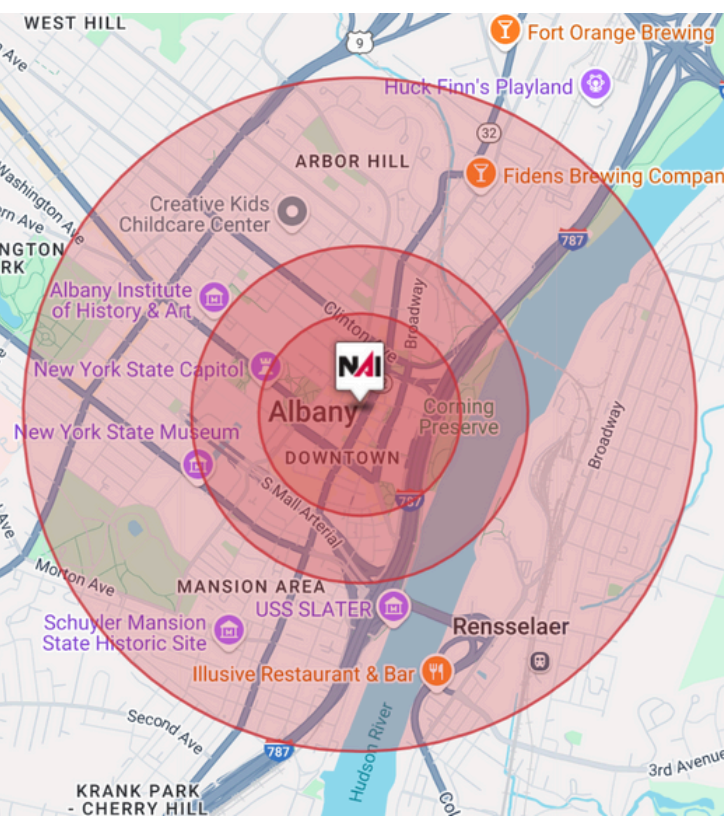


Exhibit A



Demographics Of Surrounding Area



	0.3 Miles	0.5 Miles	1 Miles
Total households	862	1,974	12,804
Total population	1,417	3,435	25,293
Population white	43.0%	38.6%	37.3%
Population black	40.0%	43.9%	41.6%
Population hispanic	9.2%	10.3%	12.6%
Population asian	4.9%	4.8%	6.0%
Population pacific islander	0.1%	0.1%	0.1%
Population american indian	0.6%	0.6%	0.6%
Population other	3.8%	4.1%	5.2%
Persons per household	1.6	1.7	2
Average household income	\$79,291	\$79,495	\$66,588
Average house value	\$267,400	\$260,796	\$221,724
Average age	40	39	37
Average age male	41	39	37
Average age female	39	38	37

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