

1879 Altamont Avenue, Schenectady, NY 12303

MARKET 32 ANCHORED SHOPPING

FOR LEASE - FORMER WEIGHT WATCHERS SPACE



ONLY SPACE AVAILABLE IN THIS MARKET 32 ANCHORED CENTER

- +/-2,750 SF former Weight Watchers Space
- Ideal for insurance or real estate offices
- Excellent visibility
- High customer traffic generated by Market 32

For More Information:

Bruce Ginsburg

Licensed New York State Real Estate Broker
bginsburg@ikonrealtygroup.com
518.456.5440 x11

Peter VanBortel

Licensed New York State Associate Real Estate Broker
pvanbortel@ikonrealtygroup.com
518.456.5440 x17

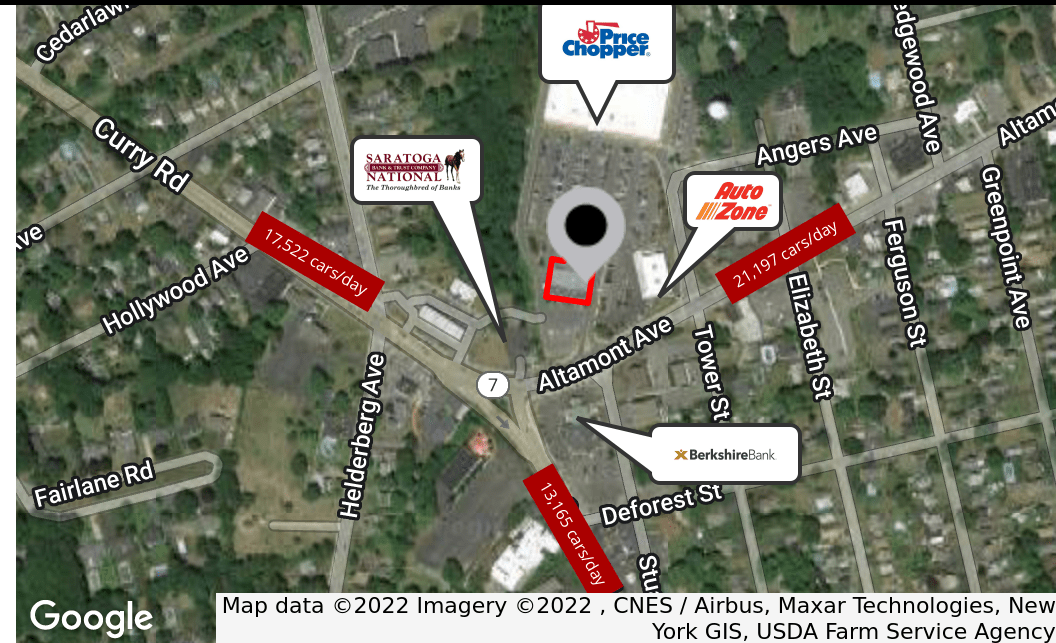
All information furnished regarding properties for sale or lease is from sources deemed reliable; however, no warranty or representation is made as to the accuracy thereof and the same is subject to errors, omissions, change of price, prior sale, lease or withdrawal without notice.



Member of:



Executive Summary



OFFERING SUMMARY

Lease Rate:	\$15.00 SF/yr plus NNN (NNN Estimated at \$6.11/SF)
Available SF:	2,750 SF
Shopping Center Size:	92,440 SF
Multi-Tenant Building Size:	11,316 SF
Lot Size:	10.55 Acres
Year Built:	1970
Zoning:	Commercial (B-2)
Market:	Schenectady
Submarket:	Rotterdam
Traffic Count:	21,197

PROPERTY OVERVIEW

A dynamic neighborhood shopping center located at one of the busiest intersections in the Rotterdam retail trade area. A rare vacancy in this well established shopping center, there is currently +/-2,750 SF available for lease.

PROPERTY HIGHLIGHTS

- +/-2,750 SF former Weight Watchers retail space
- High profile property at the main intersection in Rotterdam's retail trade area
- +/-21,197 cars/day on Altamont Ave
- +/-17,522 cars/day on Curry Road
- Pylon sign placement
- Co-tenancy with Market 32, AutoZone, First New York FCU, Mr. Subb, Hair Studio One, Casa di Vino, and Design Nail.

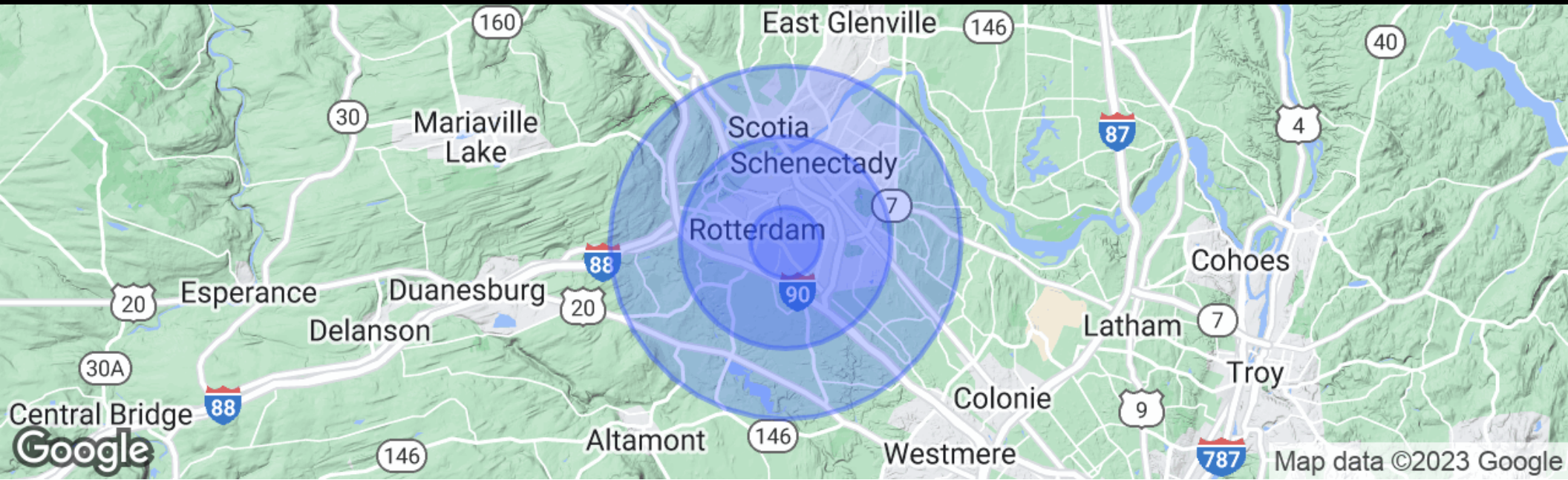
Retail Aerial



Additional Shopping Center Photos



Demographics Map & Report



POPULATION

	1 MILE	3 MILES	5 MILES
Total Population	12,943	89,599	161,882
Average age	39.7	38.2	38.6
Average age (Male)	37.6	36.2	36.5
Average age (Female)	41.6	40.3	40.4

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total households	5,005	33,827	62,249
# of persons per HH	2.6	2.6	2.6
Average HH income	\$59,549	\$53,486	\$61,261
Average house value	\$174,648	\$164,454	\$178,926

* Demographic data derived from 2020 ACS - US Census