

# 2 WADE RD

2 Wade Rd  
Latham, NY 12110



## LOCATION DESCRIPTION

Located in a large commercial corridor, this site is across the street from Latham Center, which is anchored by Target, HomeGoods, and TJ Maxx. The Latham commercial corridor has a 360-degree pull in the area and draws local residents as well as those further out in the MSA. Other shopping centers include Latham Farms, Latham Crossing, and New Loudon Center.

Other retailers of note in the area include: Anytime Fitness, Applebee's, Bellini's, Boston Market, Boston Market, Burger King, Burlington Coat Factory, Carrabba's, Chipotle, CVS, Denny's, Dick's Sporting Goods, Dunkin', Five Below, Five Guys, Hannaford, Hobby Lobby, Home Depot, Jersey Mike's, Keybank, Lowe's, Marshalls, McDonald's, Michaels, Moe's Southwest Grill, Panera, Party City, Petco, PetSmart, Price Chopper, Red Robin, Sam's Club, Sonic, Starbucks, Taco Bell, The Fresh Market, Walmart, and Wendy's.

## PROPERTY DESCRIPTION

Join DiBella's Old Fashioned Subs and Chipotle in Latham. The available space is a former Metro Mattress space in excellent condition with an open floor plan. The building has excellent visibility from the road, pylon signage, easy access, and a signalized intersection. Chipotle is in a separate building, and the two buildings share a large parking lot. The available space is in a relatively new building with a timeless design and beautiful brick facade.

## PROPERTY HIGHLIGHTS

- Pylon Sign
- Excellent visibility
- Signalized intersection
- Full access
- Across from Medical complex

SPACES	LEASE RATE	SIZE (SF)
Available Space	Negotiable	4,019



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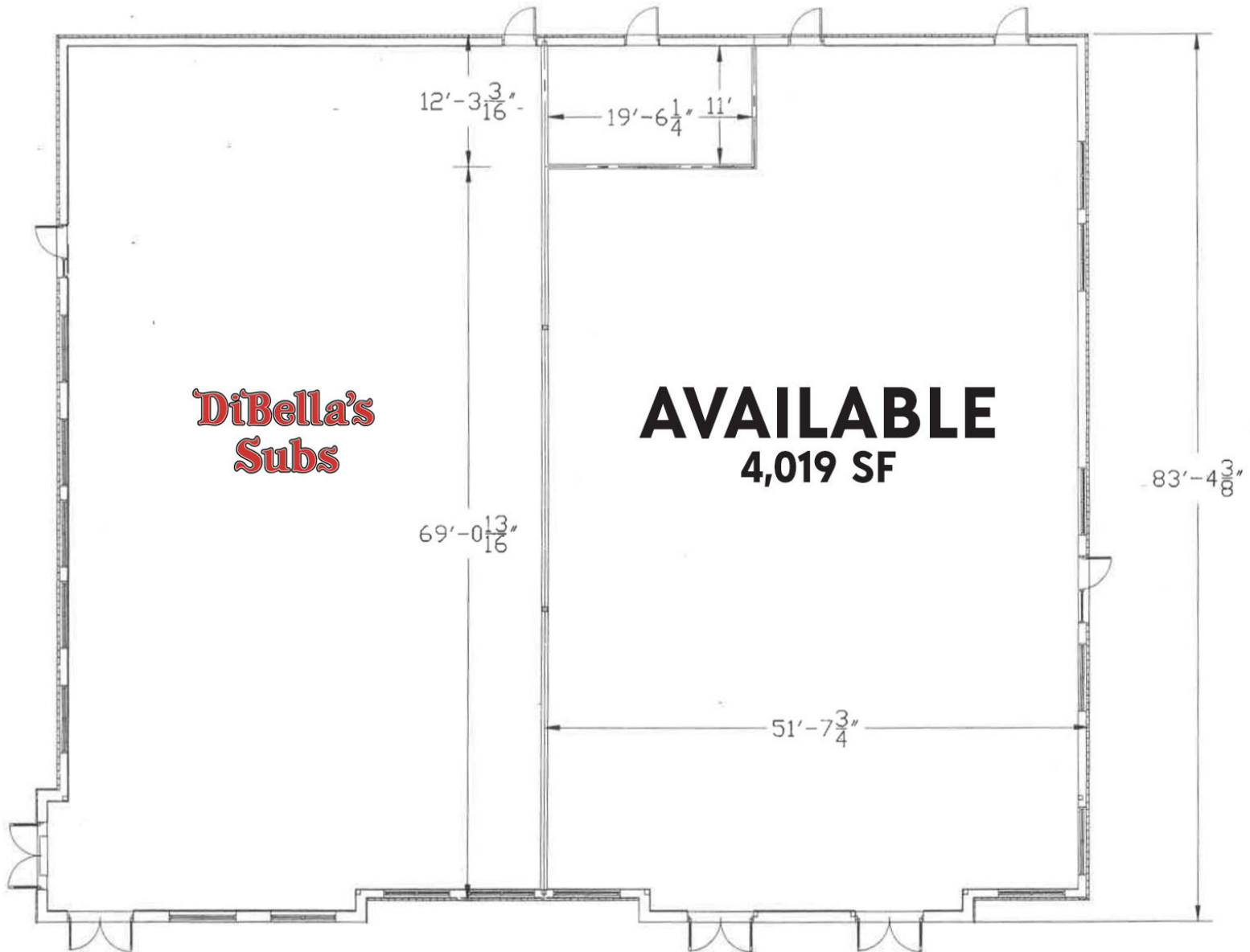


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## Ranking Overview - Chain

● Chipotle Mexican Grill / Wade Road



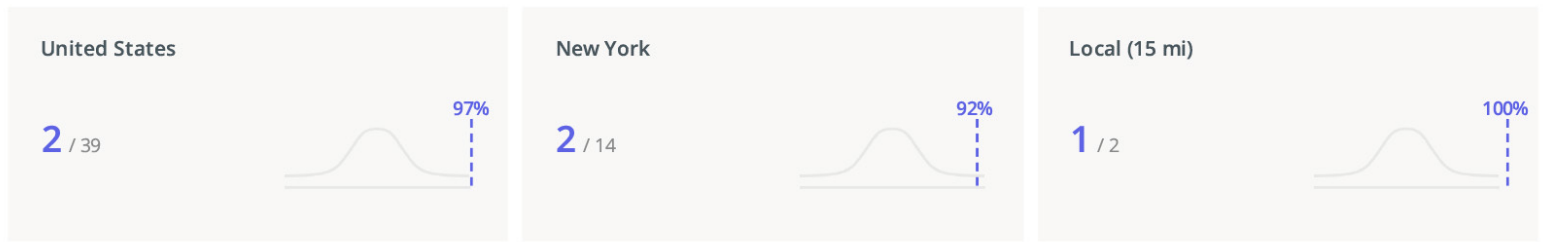
Showing Chain: Chipotle Mexican Grill | Metric: Visits | Coverage Chipotle Mexican Grill Nationwide 77% New York 48% (04.2022) | Apr 1, 2021 - Mar 31, 2022  
Data provided by Placer Labs Inc. ([www.placer.ai](http://www.placer.ai))



Chipotle is 242 in the nation in terms of visits, putting it in the 88th percentile of stores.

## Ranking Overview - Chain

● DiBella's Subs / Wade Road



Showing Chain: DiBella's Subs | Metric: Visits | Coverage DiBella's Subs Nationwide 80% (10.2021) | DiBella's Subs is an unverified chain. Ranking results may be skewed | Apr 1, 2021 - Mar 31, 2022  
Data provided by Placer Labs Inc. ([www.placer.ai](http://www.placer.ai))



DiBella's is 2 in the nation in terms of visits, putting it in the 97th percentile of stores.



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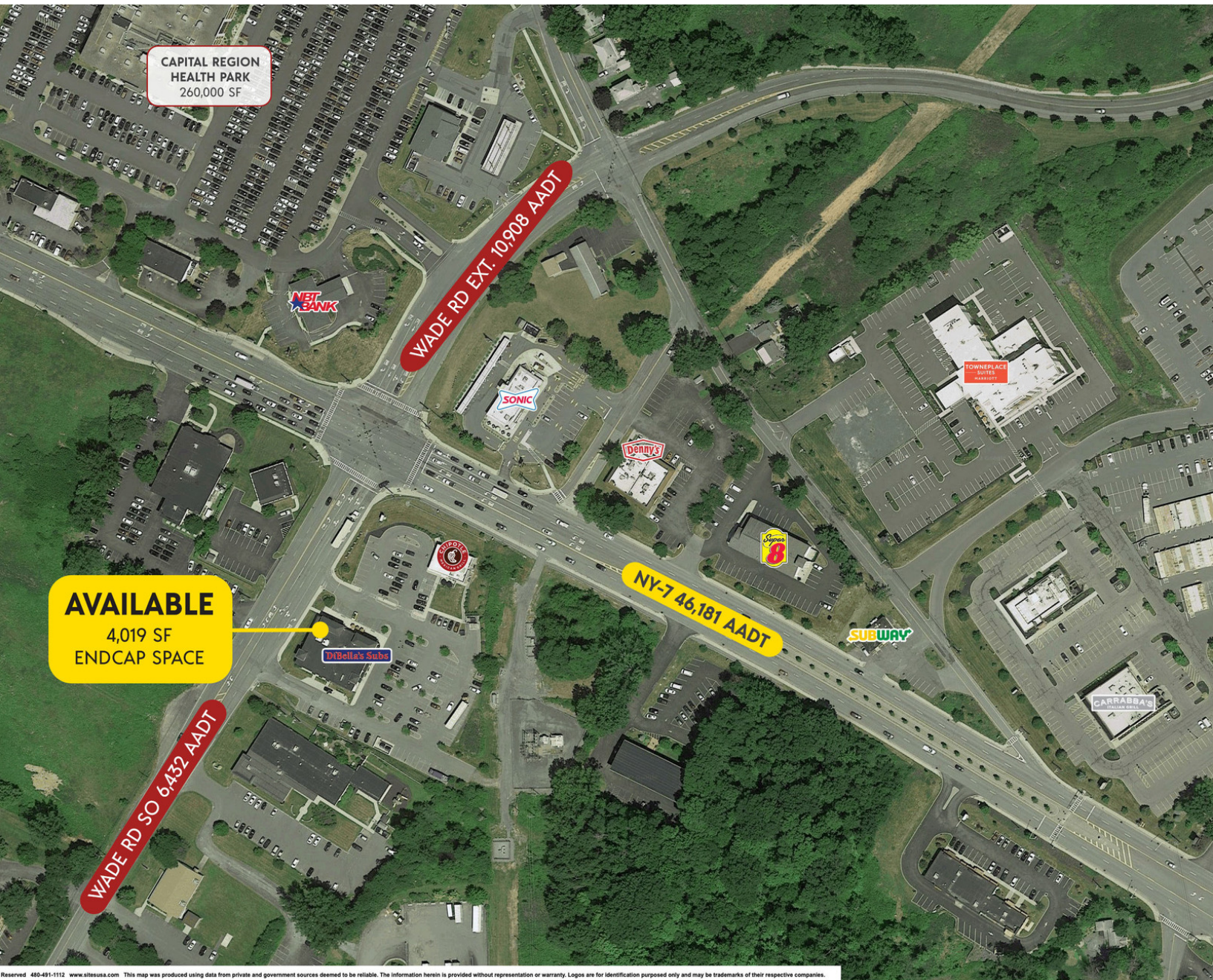
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DEMOGRAPHICS	1 MI	2 MI	3 MI	10 MIN
<b>Population</b>				
<b>2023 Estimated Population</b>	<b>5,609</b>	<b>16,804</b>	<b>37,072</b>	<b>67,173</b>
2028 Projected Population	5,636	16,813	36,943	66,835
2020 Census Population	5,612	16,671	36,904	66,790
2010 Census Population	5,401	16,020	34,274	62,626
<b>2023 Median Age</b>	<b>39.7</b>	<b>42.6</b>	<b>41.5</b>	<b>40.5</b>
<b>Households</b>				
2023 Estimated Households	2,278	6,866	14,751	28,111
2028 Projected Households	2,271	6,804	14,517	27,617
2020 Census Households	2,254	6,739	14,494	27,660
2010 Census Households	2,165	6,517	13,321	25,556
<b>Race and Ethnicity</b>				
2023 Estimated White	71.8%	76.0%	73.2%	72.6%
2023 Estimated Black or African American	8.5%	6.7%	6.1%	8.1%
2023 Estimated Asian or Pacific Islander	14.4%	11.8%	15.6%	13.4%
2023 Estimated American Indian or Native Alaskan	0.2%	0.2%	0.1%	0.2%
2023 Estimated Other Races	5.2%	5.2%	5.0%	5.8%
2023 Estimated Hispanic	4.9%	4.4%	4.4%	5.2%
<b>Income</b>				
2023 Estimated Average Household Income	\$106,592	\$131,946	\$137,406	\$122,546
<b>2023 Estimated Median Household Income</b>	<b>\$91,331</b>	<b>\$100,622</b>	<b>\$106,119</b>	<b>\$94,817</b>
2023 Estimated Per Capita Income	\$43,375	\$54,069	\$55,112	\$51,664
<b>Education (Age 25+)</b>				
2023 Estimated High School Graduate	19.8%	18.7%	18.1%	20.4%
2023 Estimated Some College	12.7%	14.7%	15.0%	16.4%
2023 Estimated Associates Degree Only	8.6%	11.8%	13.3%	13.1%
2023 Estimated Bachelors Degree Only	31.2%	28.7%	26.4%	23.8%
2023 Estimated Graduate Degree	22.8%	21.1%	22.3%	19.9%
<b>2023 Estimated College Educated</b>	<b>0.753</b>	<b>0.763</b>	<b>0.770</b>	<b>0.732</b>
<b>Business</b>				
2023 Estimated Total Businesses	383	1,217	1,961	3,145
<b>2023 Estimated Total Employees</b>	<b>6,151</b>	<b>19,183</b>	<b>30,350</b>	<b>46,811</b>
2023 Estimated Employee Population per Business	16.1	15.8	15.5	14.9
2023 Estimated Residential Population per Business	14.6	13.8	18.9	21.4



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