

159 DELAWARE AVENUE DELMAR, NEW YORK



Great visibility location at an excellent value at \$14 PSF Gross plus utilities. Located at the gateway to Delmar, this location serves both Delmar and the City of Albany. This location has access to the traffic light that is shared with a Hannaford Supermarket anchored center directly across the street from our availability.

Available Space: Approximately 1,540 SF
Parking: 10 +/- parking spaces in front of store
Traffic count: 15,560 AADT
Asking: \$14.00 PSF Gross plus utilities & taxes



Exclusive Leasing Agents:
TITAN Commercial Realty Group, LLC
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DEMOGRAPHICS	1 Mile	3 Mile	5 Mile
Population	7,929	47,505	141,855
Avg HH Income	\$101,573	\$91,672	\$67,844
Median Age	44.0	44.8	40.4

