

# 40 CENTRAL AVENUE CORNER OF CENTRAL AVENUE & WASHINGTON AVENUE ALBANY, NEW YORK



Prime Retail & Office Space for Lease in Albany, NY! With 900 sq ft, this storefront offers excellent visibility from 3 sides, at the entrance to Washington Park and historic district. Close to Lark Street, it attracts high foot and car traffic. On the 2nd floor, 1,200 sq ft of office space boasts beautiful state capitol views. Situated at a corner block with bus stops on both sides, it's in the center of Albany's bustling atmosphere. Don't miss this opportunity—contact us today to unlock the potential of 40 Central Avenue!

Prime Location at the intersection of Central Avenue and Washington Avenue with high traffic counts.

Close to State Buildings, Restaurants, Shoppes, Washington Park, public transportation, and local Highway System

Traffic Count: 15,986 AADT

Asking: 1st Floor: \$1,850.00/Month Gross Plus Utilities  
2nd Floor: \$1,500.00/Month Gross Plus Utilities



Exclusive Leasing Agents:  
TITAN Commercial Realty Group LLC  
24 Aviation Road, Suite 202  
Albany, New York 12205  
O: (518) 400-0668 F: (518) 400-0668  
[www.titancommercialrealtygroup.com](http://www.titancommercialrealtygroup.com)  
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Contact:

Brandon Bellamy  
NYS Licensed Real Estate Salesperson  
(518) 400-0668 Ext: 704  
[bbellamy@titancommercialrealtygroup.com](mailto:bbellamy@titancommercialrealtygroup.com)



# 40 CENTRAL AVENUE ALBANY, NEW YORK

DEMOGRAPHICS	3 Mile	5 Mile	10 Mile
Population	99,597	169,932	384,509
Households	43,501	72,693	159,483
Median HH Income	\$48,402	\$58,819	\$65,571

