

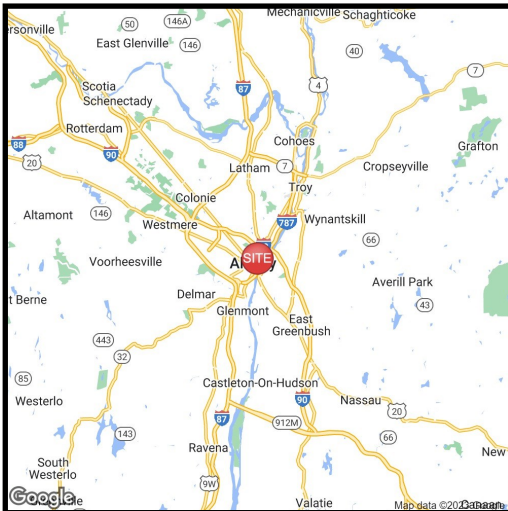
— FINELY CRAFTED LIVING —

INDUSTRIE

ALBANY N.Y.

PROPERTY INFO

- Brand new eco-friendly building with 80 upscale apartments and amenities.
- Highly visible street level retail space facing Broadway arterial.
- Ideally situated between downtown Albany and the trendy Warehouse District.
- Neighboring attractions include the Palace Theater, Capital Repertory Theater, Upstate Concert Hall, Albany Skyway, Clinton Market Collective, Albany Center Gallery, the Hudson Riverfront, and more.



FOR LEASE

Prime Retail Space

745 Broadway | Albany, NY 12207



2023 Demographics

| | 1 Miles | 3 Miles | 5 Miles |
|--------------------------------------|----------|----------|-----------|
| Population | 21,707 | 102,147 | 181,762 |
| Average HH Income | \$78,679 | \$90,803 | \$107,649 |
| Est. Adj. Daytime Demographics (16+) | 42,312 | 107,345 | 170,894 |

AVAILABLE SPACE

○ FULL

CALL FOR PRICING

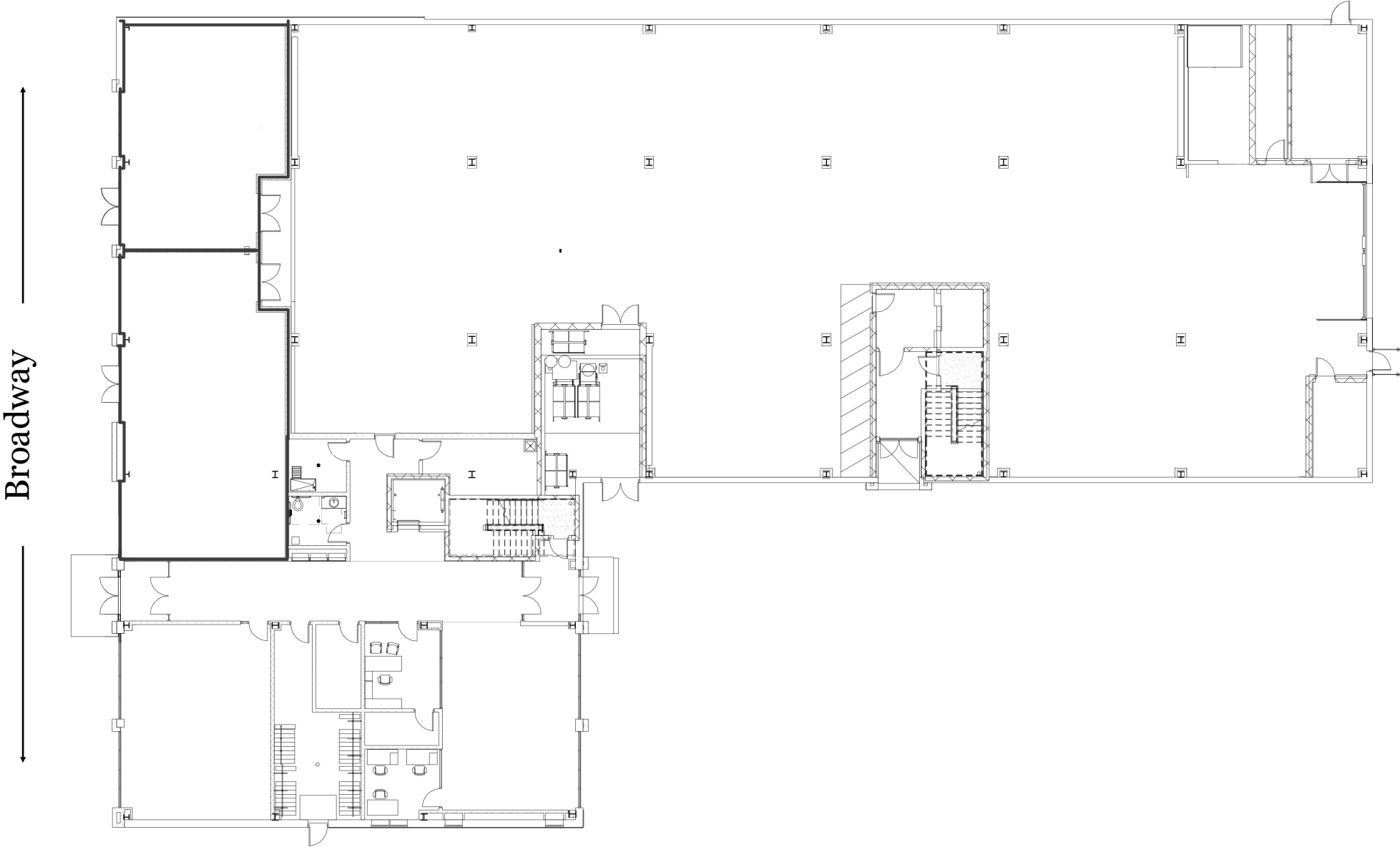
Doug Morabito
Licensed Real Estate Agent

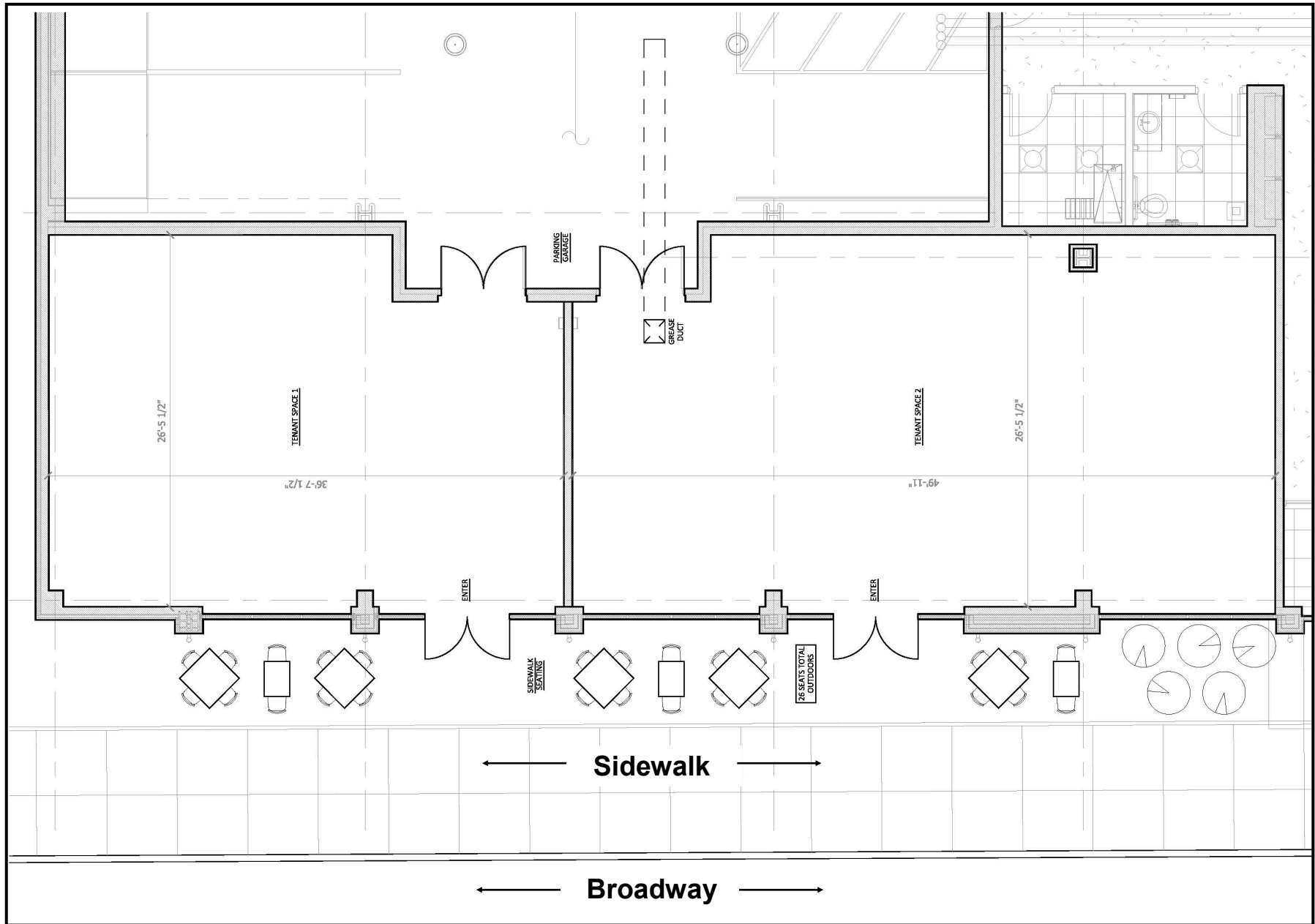
Alex Kutikov, Principal
Licensed Real Estate Broker



Value...through performance

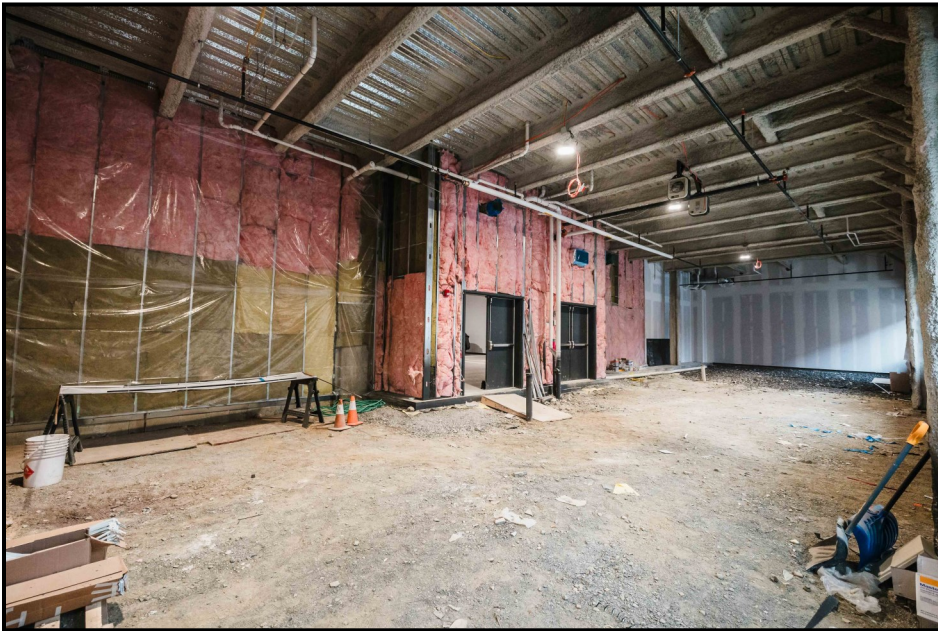
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