

444 BROADWAY

444 Broadway Menands, Albany, NY 12204

PROPERTY

HIGHLIGHTS

Demographics	1 mile	3 miles	5 miles
Population	3,895	66,691	206,808
Avg. HH Income	\$59,232	\$77,779	\$72,216
Total Households	1,904	28,883	91,613

- Great access from Route 378 and I 787 at Exit 7
- Menands NY is just south of Waterliet, East of Loudonville, just north of downtown Albany, and just west of South Troy / North Greenbush.
- Site is exposed to both Rt 32 & Rt 378
- 2 miles from Hudson Valley Community College

NOTES

NOTABLE TENANT

- GLA: 56,180 SF
- Availabilities: up to 36,000 SF
- Traffic Count: 16,400 VPD State Hwy 378 & I- 787, E

- Walgreens



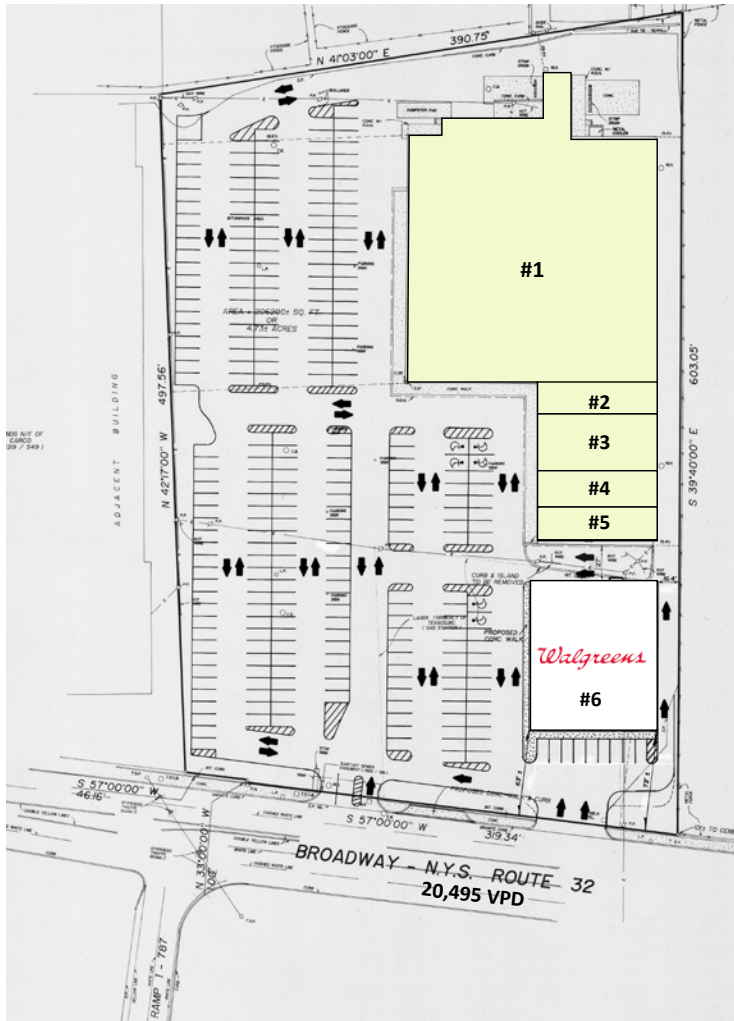
MASON
ASSET MANAGEMENT

T: 516 371.5858
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747 Middle Neck Road Suite 101
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SITE PLAN



Suite	Tenant	Square Feet
1	Available	36,000
2	Available	2,000
3	Available	4,500
4	Available	2,400
5	Available	2,400
6	Walgreens	10,340

Leased
 Available



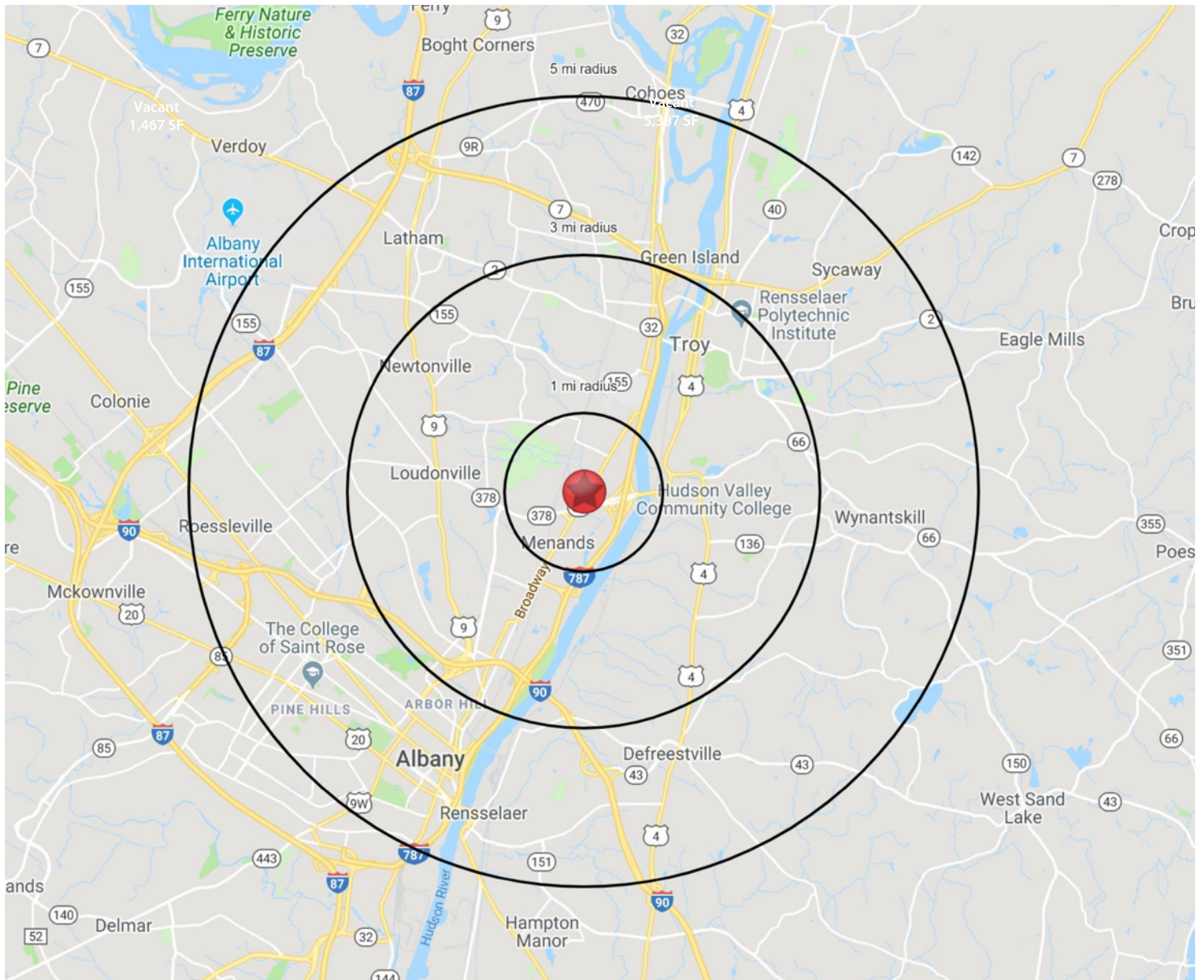
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RADIUS MAP



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