

# 1129 STATE STREET

Schenectady, NY 12304

FOR SALE | RETAIL SPACE

EXECUTIVE SUMMARY



## OFFERING SUMMARY

Sale Price:	\$1,461,000
Lease Expiring:	June 30, 2032
Options:	Three 5 year options
Cap Rate:	5.75%
NOI:	\$84,000
Lot Size:	0.82 Acres
Year Built:	1984
Building Size:	16,200 SF
MLS#:	202201390
Price / SF:	\$90.19

## PROPERTY OVERVIEW

For more than 43 years, AutoZone has been committed to providing the best parts, prices and customer service in the automotive aftermarket industry. We have a rich culture and history of going the Extra Mile for our customers and our community.

Today, AutoZone is the leading retailer and a leading distributor of automotive replacement parts and accessories in the U.S.

## PROPERTY HIGHLIGHTS

- Schenectady is a city in Schenectady County, New York, United States, of which it is the county seat. As of the 2020 census, the city's population of 67,047 made it the state's ninth-largest city by population.[5] The city is in eastern New York, near the confluence of the Mohawk and Hudson rivers. It is in the same metropolitan area as the state capital, Albany, which is about 15 miles (24 km) southeast.[6]
- Schenectady was founded on the south side of the Mohawk River by Dutch

### Ben Feinman

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Commercial Real Estate Professionals

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This plan is for informational purposes only and no representations are made. Current conditions must be confirmed by each prospective buyer/tenant

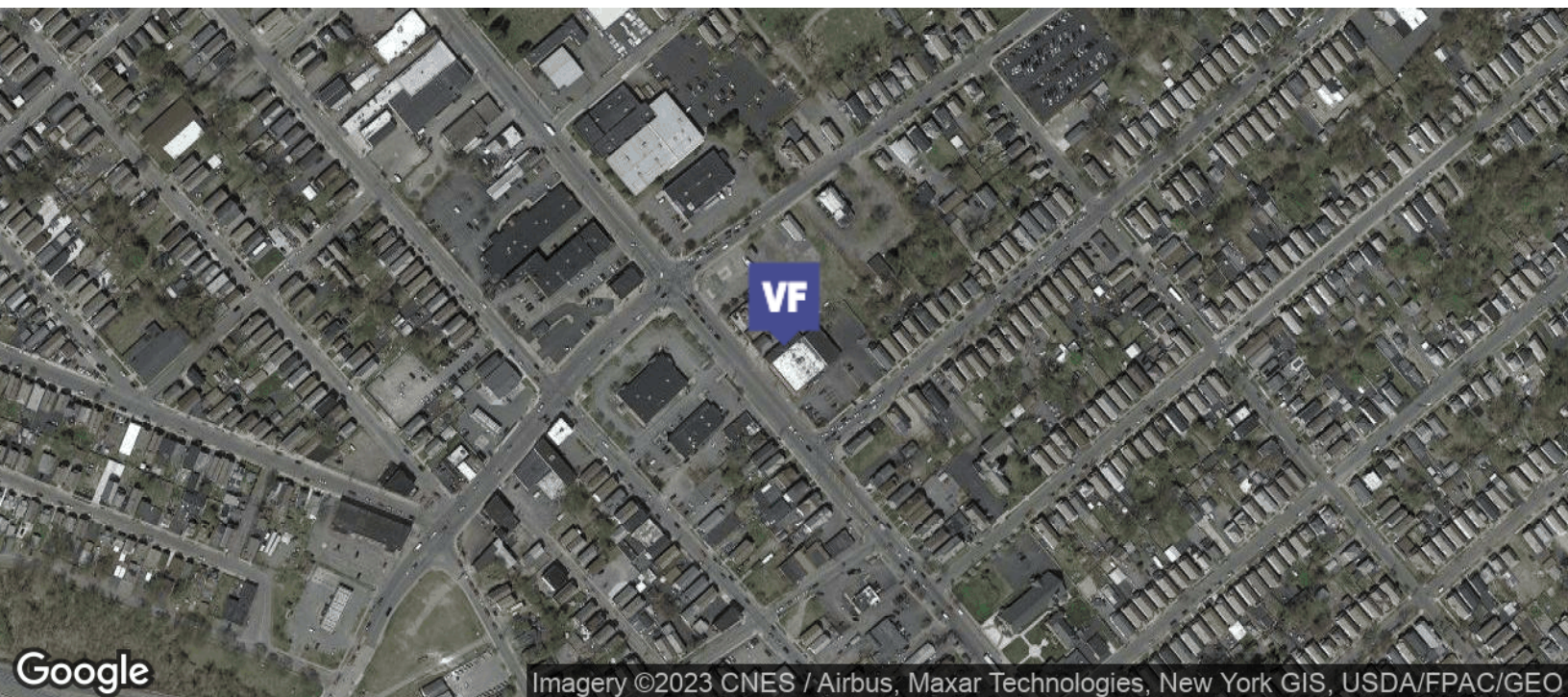


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LOCATION MAP



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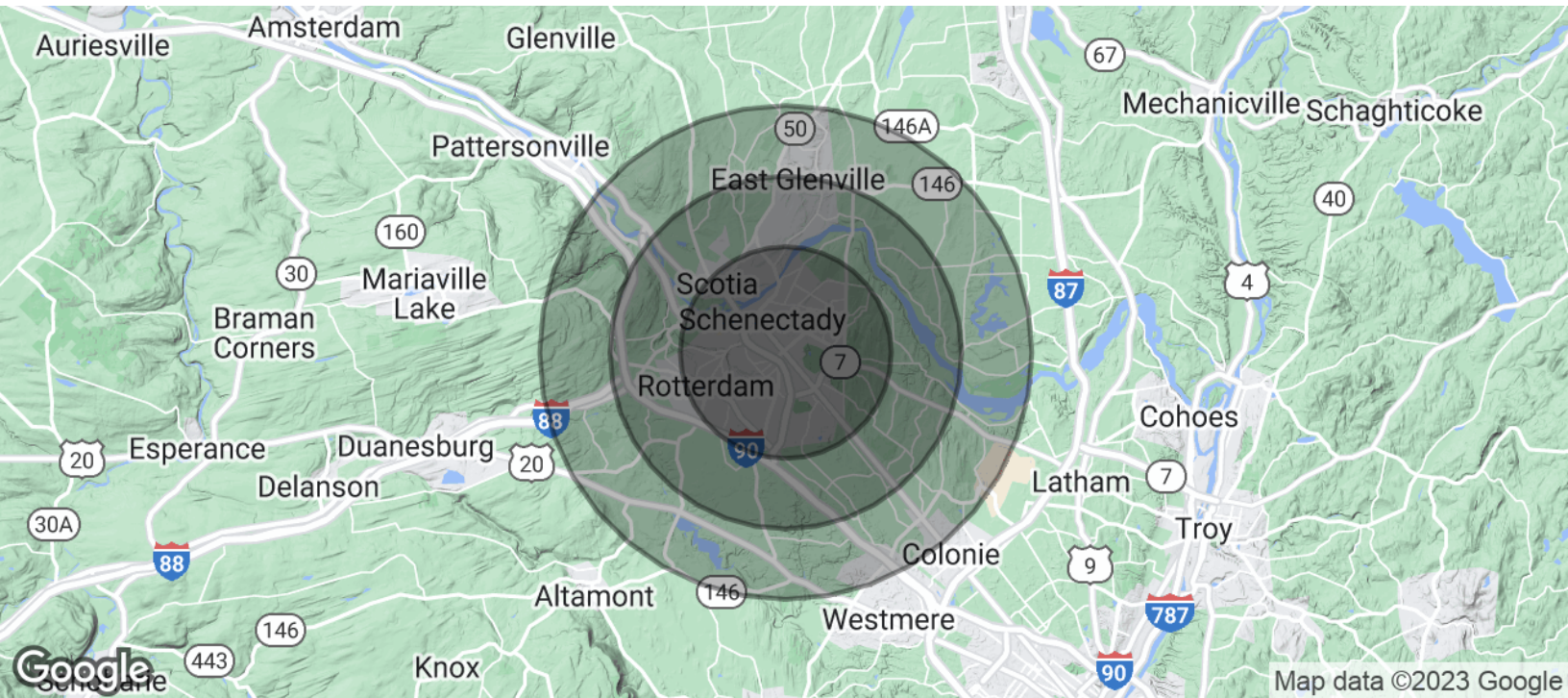


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DEMOGRAPHICS MAP & REPORT



## POPULATION

### 3 MILES

### 5 MILES

### 7 MILES

Total Population	104,403	150,710	186,656
Average Age	40.1	41.0	41.6
Average Age (Male)	39.3	39.3	40.1
Average Age (Female)	42.1	43.2	43.7

## HOUSEHOLDS & INCOME

### 3 MILES

### 5 MILES

### 7 MILES

Total Households	49,584	68,602	82,866
# of Persons per HH	2.1	2.2	2.3
Average HH Income	\$59,810	\$70,487	\$78,587
Average House Value	\$138,074	\$170,710	\$191,493

\* Demographic data derived from 2020 ACS - US Census

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