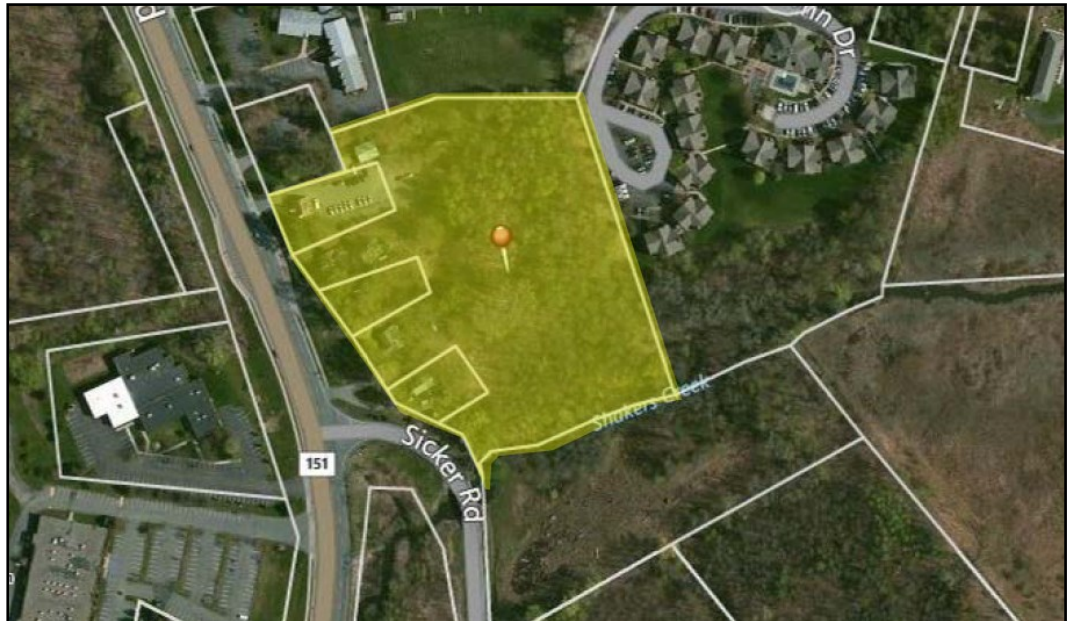


**FOR  
SALE**

# 941 ALBANY SHAKER ROAD LATHAM, NY 12110

## **+/-7.23 ACRE DEVELOPMENT OPPORTUNITY**



### FEATURES

**+/- 7.23 ACRES**

**GREAT LOCATION - SECONDS FROM ALBANY  
INTERNATIONAL AIRPORT, ROUTE 7 AND WOLF ROAD**

**TAXES: \$19,705.00**

**16,100 AADT**

**ZONING: AIRPORT BUSINESS AREA (ABA)**

**PERMITTED USES INCLUDE HOTEL, RETAIL, PROFESSIONAL  
AND MEDICAL OFFICE, INDUSTRIAL, SELF STORAGE AND  
MANY MORE**

**MUNICIPAL WATER AND SEWER**

**FOR SALE**

**\$1,250,000**

**FOR MORE  
INFORMATION  
PLEASE  
CONTACT**

**Rudy R. Lynch, CCIM**  
Vice President, Brokerage Services  
Associate Broker  
(518) 337-3705  
Rudy@CarrowRealEstate.com

**Thomas A Miller**  
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*Adding Value Through*

The information herein has not been verified, and is provided without warranty unless otherwise guaranteed in writing.  
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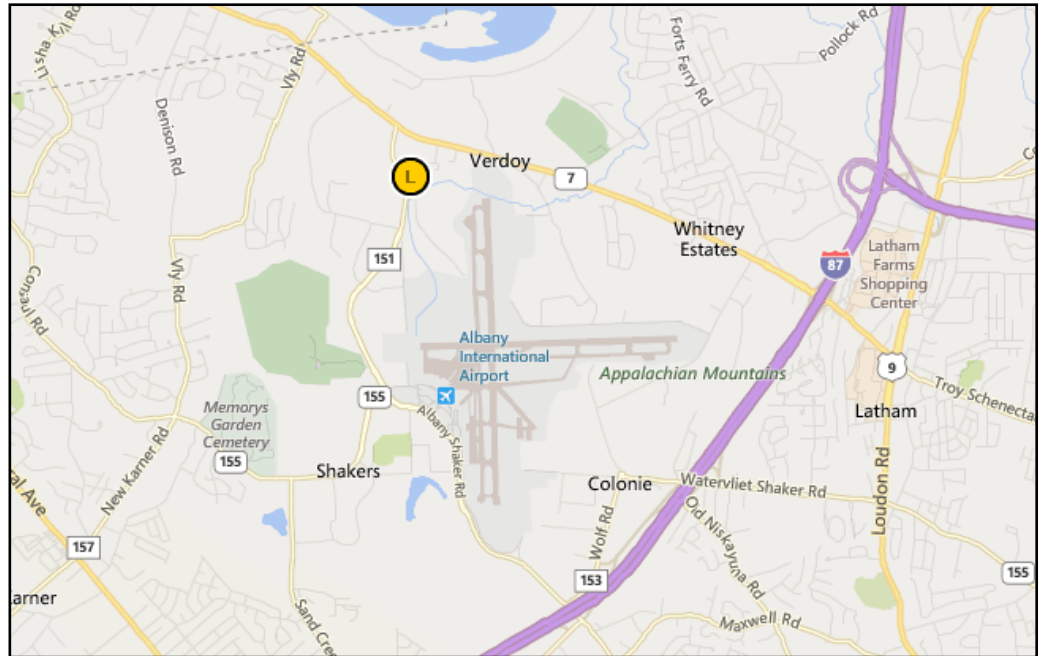
Adding Value Through Professional Real Estate Services

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**FOR  
SALE**

# 941 ALBANY SHAKER ROAD LATHAM, NY 12110

**LOCATION**



**DEMOGRAPHICS**

	3 Mile	5 Mile	10 Mile
<b>Population</b>			
2015 Total Population:	28,042	103,185	534,062
2020 Population:	28,399	104,860	539,937
Pop Growth 2015-2020:	1.27%	1.62%	1.10%
Average Age:	41.50	41.90	39.00
<b>Households</b>			
2015 Total Households:	10,761	41,782	221,207
HH Growth 2015-2020:	1.28%	1.71%	1.13%
Median Household Inc:	\$85,565	\$75,958	\$56,545
Avg Household Size:	2.50	2.40	2.30
2015 Avg HH Vehicles:	2.00	2.00	2.00
<b>Housing</b>			
Median Home Value:	\$236,922	\$225,102	\$191,842
Median Year Built:	1971	1971	1958



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