



Vanguard-Fine, LLC

Commercial Real Estate Professionals
Licensed Real Estate Broker

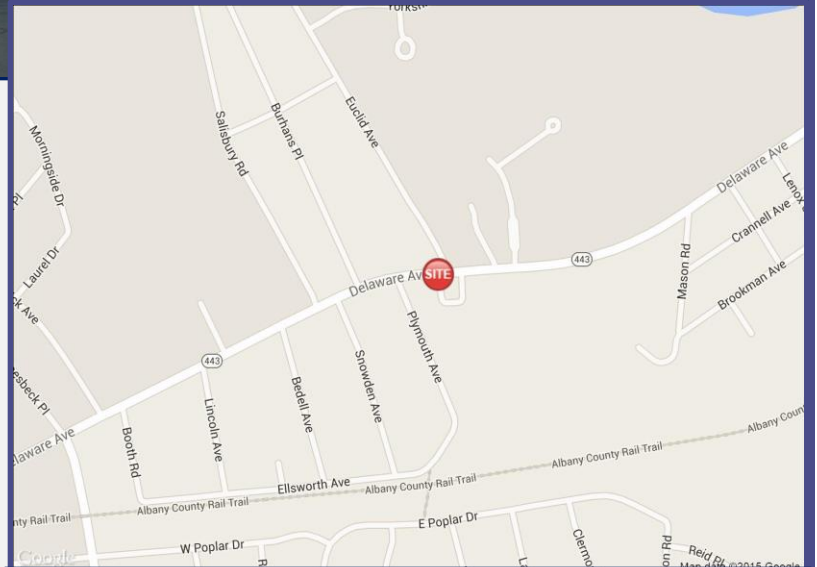
LEASING

DELAWARE PLAZA
180 Delaware Ave
Delmar, New York 12054

DELAWARE PLAZA



New opportunity to establish your business in one of the best retail plazas in the capital district. Anchored by Hannaford, Dollar Tree, Olympia Sports and other national and local retailers. This 160,000 Square Foot Shopping Center is located in one of the most sought communities in Albany County.



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

SPACE: RETAIL | OFFICE
Restaurant, Medical, Office, Finance Co.,
Service Retail

AVAILABILITY:
UP TO 4,200 SF

DETAILS:
Plaza: 160,000 SF
Traffic: 15,636 +/- VPD

	3mi	5mi	7mi
Population:	74,488	155,669	214,933
HHI:	\$63,097	\$56,875	\$63,197

Barry Feinman
Principal Licensed Real Estate Broker
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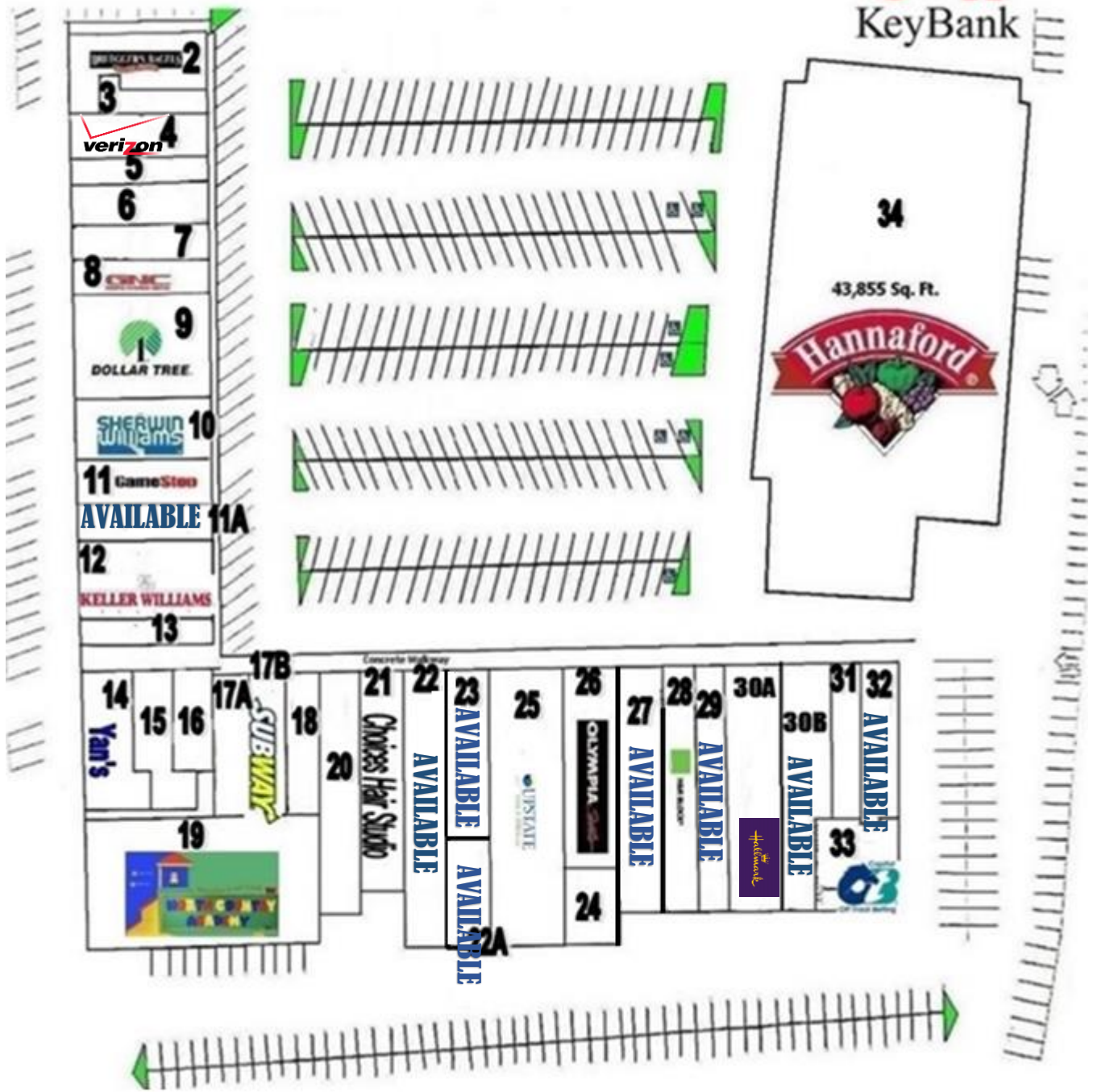
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Space #	Tenant	Sq. Ft.	Space #	Tenant	Sq. Ft.	Space #	Tenant	Sq. Ft.
2	Bruegger's Bagels	3,100	13	Nail Designs	1,200	23	AVALABLE	3,190
3	Miracle Ear	890	14	Yan's Chinese Restaurant	2,700	24	Delaware Plaza Management	1,830
4	Verizon	1,579	15	The Hidden Café'	1,700	25	Upstate Wine & Spirits	7,900
5	Gusto's	1,200	16	Los Panchos	1,593	26	Olympia Sports	4,000
6	Shalimar Expansion	1,440	17A	Delmar Bistro	1,944	27	AVALABLE	4,200
7	Shalimar of Delmar	1,600	17B	Subway	2,132	28	H&R Block	1,781
8	GNC	1,600	18	Sally Beauty Salon	1,756	29	AVALABLE	2,520
9	Dollar Tree	4,800	19	North Country Academy	10,000	30A	Hallmark	5,192
10	Sherwin Williams	3,314	20	Citizens Bank	3,220	30B	AVALABLE	3,000
11	Game Stop, Inc.	1,948	21	Choices Hair Salon	3,542	31	Scissor Society	1,400
11A	AVALABLE	1,538	22	AVALABLE	4,000	32	AVALABLE	2,000
12	Keller Williams Relaty	3,600	22A	AVALABLE	1,200	33	OTB	2,000
						34	Hannaford	43,855