



available
NOW

19 CORPORATE WOODS ALBANY, NY

ASKING **\$25 sq ft NNN**

TYPE STAND ALONE RETAIL

SIZE 5,184 SQ FT WITH 2 DRIVE-THRU LANES



TWO LANE DRIVE-THRU



OFFICE SUITES



FLEXIBLE OFFICE LAYOUT

PROPERTY OVERVIEW

Located in Corporate Woods, a premier Capital Region office park, this highly visible single-story standalone building offers 5,184 SF and two drive-thru lanes.



www.picotte.com

CONTACT US



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Demographic and Income Comparison

19 Corporate Woods Blvd, Albany, New York, 12211



Rings: 1, 3, 5 mile radii

Census 2020 Summary	1 mile	3 miles	5 miles
Population	7,944	117,935	212,220
Households	3,267	49,915	90,072
Average Household Size	2.34	2.17	2.18
2025 Summary			
Population	7,795	118,689	212,977
Households	3,260	51,175	92,205
Families	1,835	23,139	44,784
Average Household Size	2.29	2.11	2.12
Owner Occupied Housing Units	1,381	19,661	41,903
Renter Occupied Housing Units	1,879	31,514	50,302
Median Age	39.4	34.6	36.7
Median Household Income	\$65,296	\$66,562	\$75,009
Average Household Income	\$97,917	\$87,909	\$94,801
2030 Summary			
Population	7,656	119,094	212,420
Households	3,258	52,319	93,678
Families	1,821	23,413	45,086
Average Household Size	2.25	2.07	2.08
Owner Occupied Housing Units	1,406	20,191	42,965
Renter Occupied Housing Units	1,852	32,128	50,713
Median Age	40.6	35.8	38.1
Median Household Income	\$70,692	\$71,953	\$79,567
Average Household Income	\$106,589	\$94,391	\$101,974
Trends: 2025-2030 Annual Rate			
Population	-0.36%	0.07%	-0.05%
Households	-0.01%	0.44%	0.32%
Families	-0.15%	0.24%	0.13%
Owner Households	0.36%	0.53%	0.50%
Median Household Income	1.60%	1.57%	1.19%

2025 Households by Income	1 mile	3 miles	5 miles
<\$10,000	6.3%	9.0%	7.3%
\$10,000-14,999	6.7%	4.5%	3.4%
\$15,000-19,999	4.3%	3.2%	2.6%
\$20,000-24,999	1.3%	2.7%	2.7%
\$25,000-29,999	1.0%	2.7%	2.8%
\$30,000-34,999	3.3%	4.4%	4.1%
\$35,000-39,999	4.0%	4.5%	3.8%
\$40,000-44,999	4.7%	3.1%	2.7%
\$45,000-49,999	8.5%	5.0%	4.4%
\$50,000-59,999	5.9%	6.2%	6.1%
\$60,000-74,999	9.8%	9.7%	10.1%
\$75000-99999	11.8%	13.3%	14.9%
\$100,000-124,999	9.6%	9.7%	10.1%
\$125,000-149,999	4.8%	6.4%	7.3%
\$150000-199999	7.1%	8.8%	9.8%
\$200,000-249,999	4.9%	2.9%	3.6%
\$250,000-299,999	2.3%	1.3%	1.7%
\$300,000-399,999	2.1%	1.6%	1.5%
\$400,000-499,999	0.9%	0.5%	0.6%
\$500,000+	0.7%	0.5%	0.6%
Median Household Income	\$65,296	\$66,562	\$75,009
Average Household Income	\$97,917	\$87,909	\$94,801
Per Capita Income	\$41,147	\$38,716	\$41,469

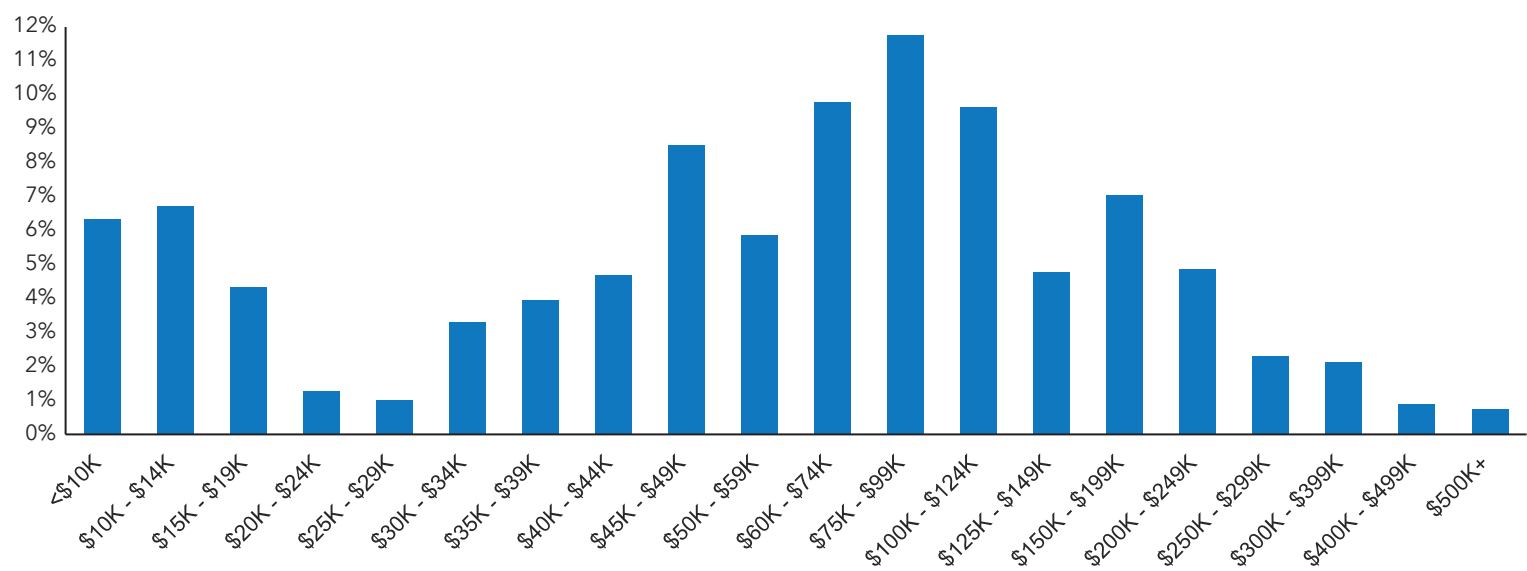
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\$25,000-29,999	0.9%	2.4%	2.4%
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\$250,000-299,999	3.0%	1.7%	2.1%
\$300,000-399,999	2.6%	1.9%	1.8%
\$400,000-499,999	1.2%	0.7%	0.8%
\$500,000+	0.8%	0.5%	0.6%
Median Household Income	\$70,692	\$71,953	\$79,567
Average Household Income	\$106,589	\$94,391	\$101,974
Per Capita Income	\$45,556	\$42,315	\$45,427

2025 Population by Age	1 mile		3 miles		5 miles	
	Number	Percent	Number	Percent	Number	Percent
0 - 4	438	5.6%	5,480	4.6%	9,771	4.6%
5 - 9	463	5.9%	5,546	4.7%	10,143	4.8%
10 - 14	529	6.8%	5,642	4.8%	10,163	4.8%
15 - 24	960	12.3%	24,158	20.4%	39,057	18.3%
25 - 34	1,071	13.7%	19,327	16.3%	32,374	15.2%
35 - 44	974	12.5%	15,287	12.9%	27,943	13.1%
45 - 54	806	10.3%	11,830	10.0%	21,848	10.3%
55 - 64	981	12.6%	12,862	10.8%	23,916	11.2%
65 - 74	817	10.5%	10,703	9.0%	21,067	9.9%
75 - 84	502	6.4%	5,935	5.0%	12,121	5.7%
85 +	214	2.8%	1,982	1.7%	4,779	2.2%
2030 Population by Age	Number	Percent	Number	Percent	Number	Percent
0 - 4	428	5.6%	5,374	4.5%	9,441	4.4%
5 - 9	421	5.5%	5,177	4.3%	9,362	4.4%
10 - 14	455	5.9%	5,413	4.5%	9,886	4.7%
15 - 24	960	12.3%	24,158	20.4%	39,057	18.3%
25 - 34	1,003	13.1%	18,312	15.4%	29,850	14.1%
35 - 44	1,009	13.2%	15,700	13.2%	28,419	13.4%
45 - 54	856	11.2%	12,716	10.7%	23,638	11.1%
55 - 64	860	11.2%	11,701	9.8%	21,453	10.1%
65 - 74	845	11.0%	11,041	9.3%	21,296	10.0%
75 - 84	584	7.6%	7,196	6.0%	14,627	6.9%
85 +	237	3.1%	2,415	2.0%	5,588	2.6%

2020 Race and Ethnicity	1 mile		3 miles		5 miles	
	Number	Percent	Number	Percent	Number	Percent
White Alone	3,474	43.7%	62,521	53.0%	128,544	60.6%
Black Alone	3,041	38.3%	30,561	25.9%	41,512	19.6%
American Indian Alone	38	0.5%	460	0.4%	706	0.3%
Asian Alone	379	4.8%	10,048	8.5%	17,313	8.2%
Pacific Islander Alone	5	0.1%	71	0.1%	95	0.0%
Some Other Race Alone	353	4.4%	5,284	4.5%	7,829	3.7%
Two or More Races	655	8.3%	8,990	7.6%	16,221	7.6%
Hispanic Origin (Any Race)	862	10.8%	11,784	10.0%	18,786	8.8%
2025 Race and Ethnicity	Number	Percent	Number	Percent	Number	Percent
White Alone	3,351	43.0%	61,276	51.6%	125,888	59.1%
Black Alone	2,947	37.8%	30,627	25.8%	41,714	19.6%
American Indian Alone	39	0.5%	498	0.4%	770	0.4%
Asian Alone	400	5.1%	10,900	9.2%	18,810	8.8%
Pacific Islander Alone	5	0.1%	72	0.1%	101	0.1%
Some Other Race Alone	363	4.7%	5,639	4.8%	8,366	3.9%
Two or More Races	690	8.8%	9,677	8.2%	17,328	8.1%
Hispanic Origin (Any Race)	877	11.3%	12,427	10.5%	19,871	9.3%
2030 Race and Ethnicity	Number	Percent	Number	Percent	Number	Percent
White Alone	3,189	41.6%	59,175	49.7%	121,304	57.1%
Black Alone	2,902	37.9%	31,135	26.1%	42,417	20.0%
American Indian Alone	38	0.5%	512	0.4%	792	0.4%
Asian Alone	432	5.6%	11,930	10.0%	20,563	9.7%
Pacific Islander Alone	5	0.1%	72	0.1%	102	0.1%
Some Other Race Alone	376	4.9%	5,981	5.0%	8,865	4.2%
Two or More Races	714	9.3%	10,289	8.6%	18,375	8.7%
Hispanic Origin (Any Race)	908	11.9%	13,221	11.1%	21,122	9.9%

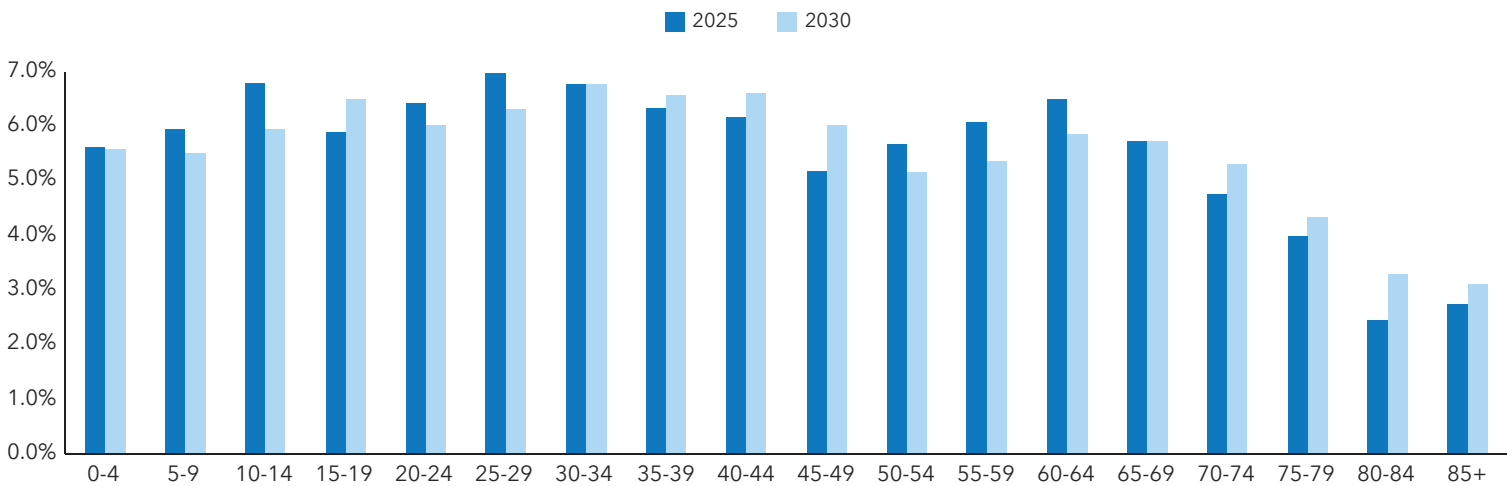
2025 Households by Income

1 mile



Population by Age

1 mile



2025 Population by Race

1 mile

