



SHOPS AT COLONIE CENTER

1425 CENTRAL AVE
ALBANY, NY 12205

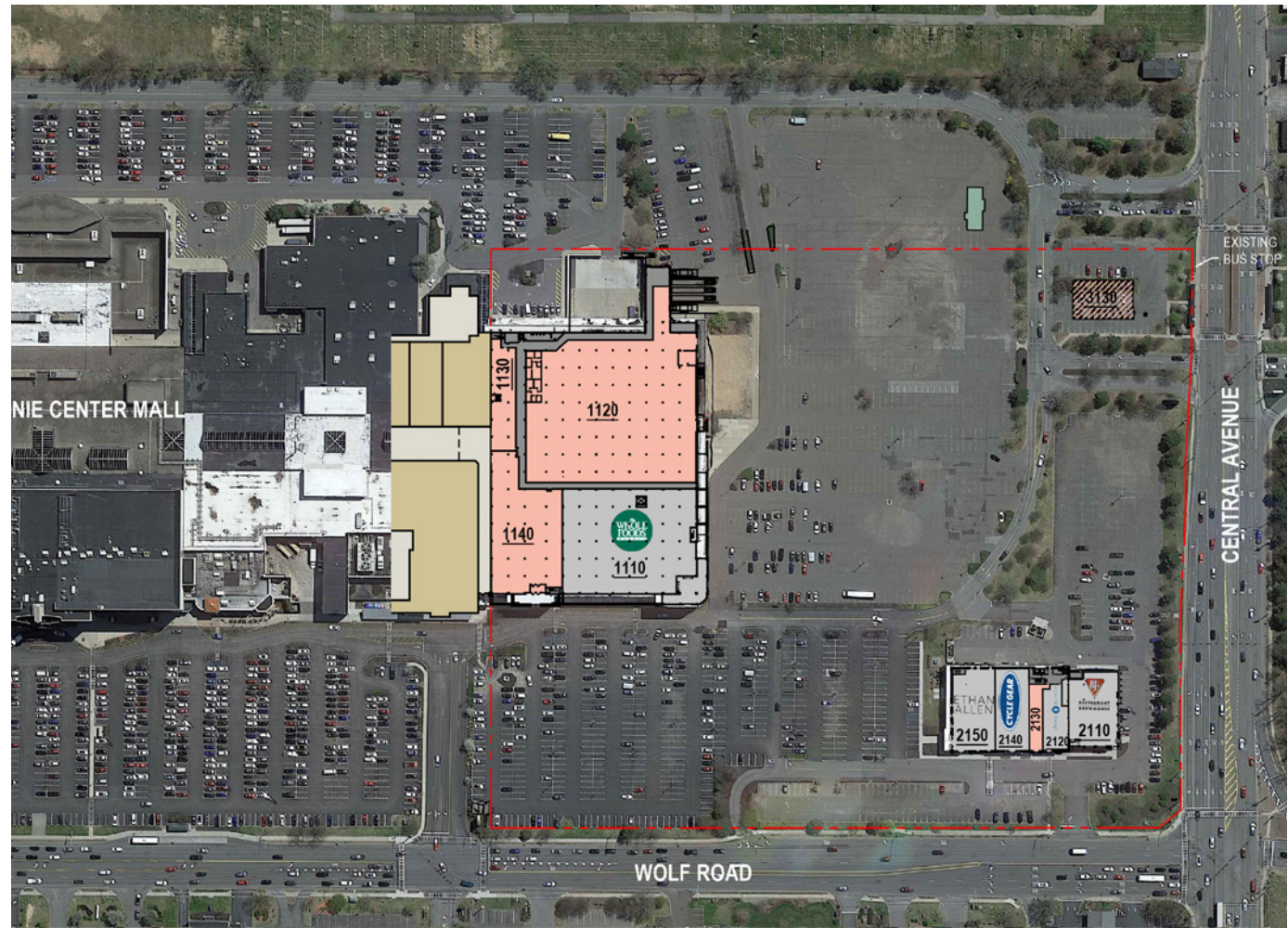


01 ► EXECUTIVE SUMMARY

THE OFFERING

The Shops at Colonie Center is a premier multi-tenant property comprised of over 277,000 square feet redevelopment that's part of Colonie Center a 1.3 million square-foot enclosed, regional shopping mall with over 100 specialty stores. Colonie Center is anchored by Boscov's Macy's, Regal Cinemas, Nordstrom Rack and is home to many stores that are unique to the market—from the first L.L. Bean retail store in New York State to the only P.F. Chang's China Bistro and Cheesecake Factory in the Capital Region.

Its great location within the retail epicenter of the Capital Region, and immediate proximity to I-87 and the NYS thruway, makes it a regionalized destination to thousands of people. The property is leased to an impressive line up consisting of a Whole Foods store, specialty retail, and restaurant. The site shows great visibility and exposure to Wolf Road with strong demographics of over \$93k average household incomes, and 178,676 population (5-miles). Colonie Center ranks as the Capital Region's 'Best Of' Shopping Center for 12 years in a row, based on a Times Union readers' poll.



Key Features

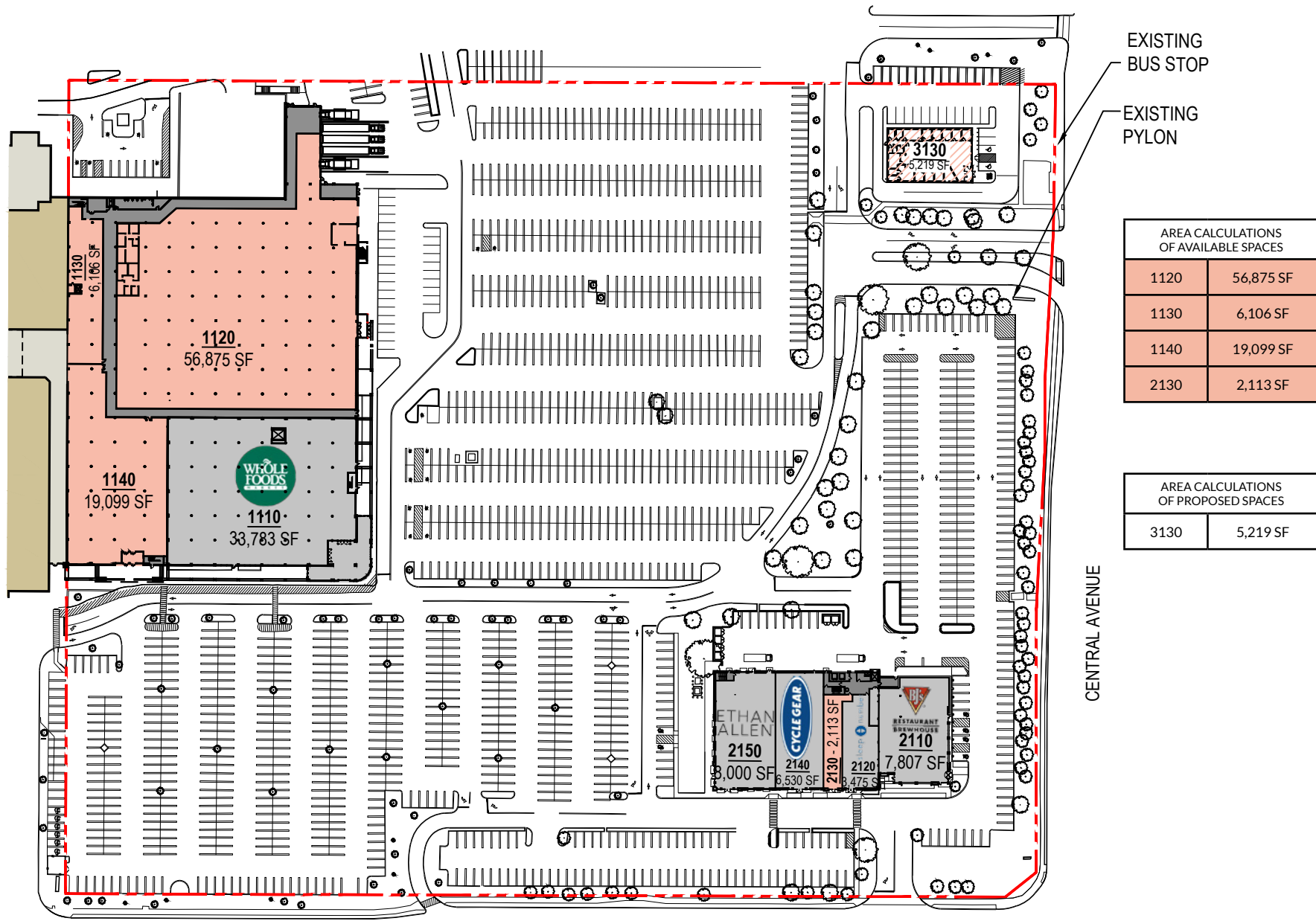
- Located along the Capital Region's "miracle mile" on Wolf Road
- An aggregate daily traffic count of over 66,000 cars
- Strategically located between two interchanges of I-87
- Several signalized access points on Wolf Rd and Central Ave

Property Summary

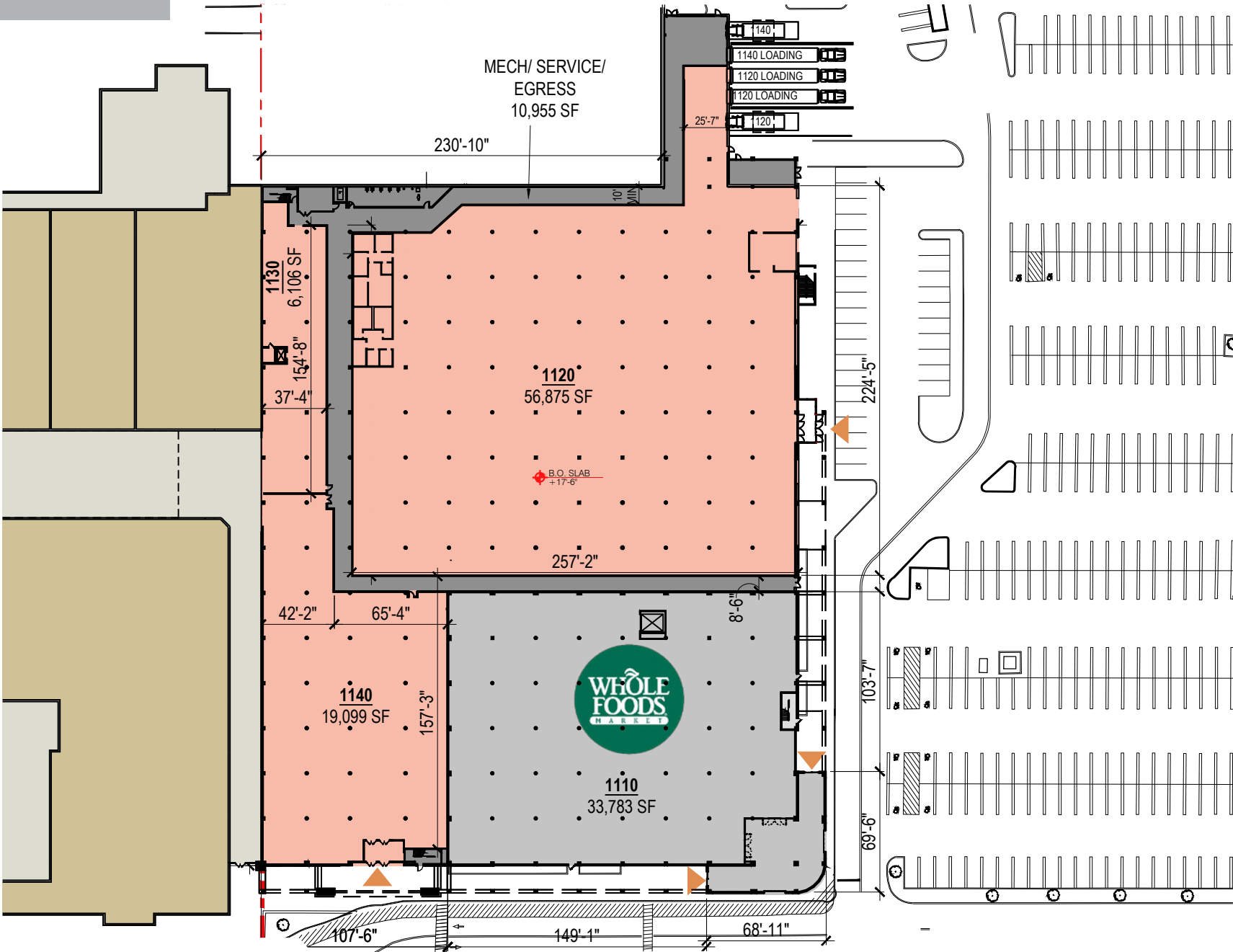
Availability:	Anchor space, Inline and pad sites
Parcel Size	20.7 Acres
Parking	5:1000
Zoning	Highway Commercial Office Residential
Co-Tenancy	Macy's, Boscov's, Christmas Tree Shops, Whole Foods, Barnes & Noble, Regal Cinemas, Nordstrom Rack, LL Bean
Nets:	\$3.45 PSF

Demographics

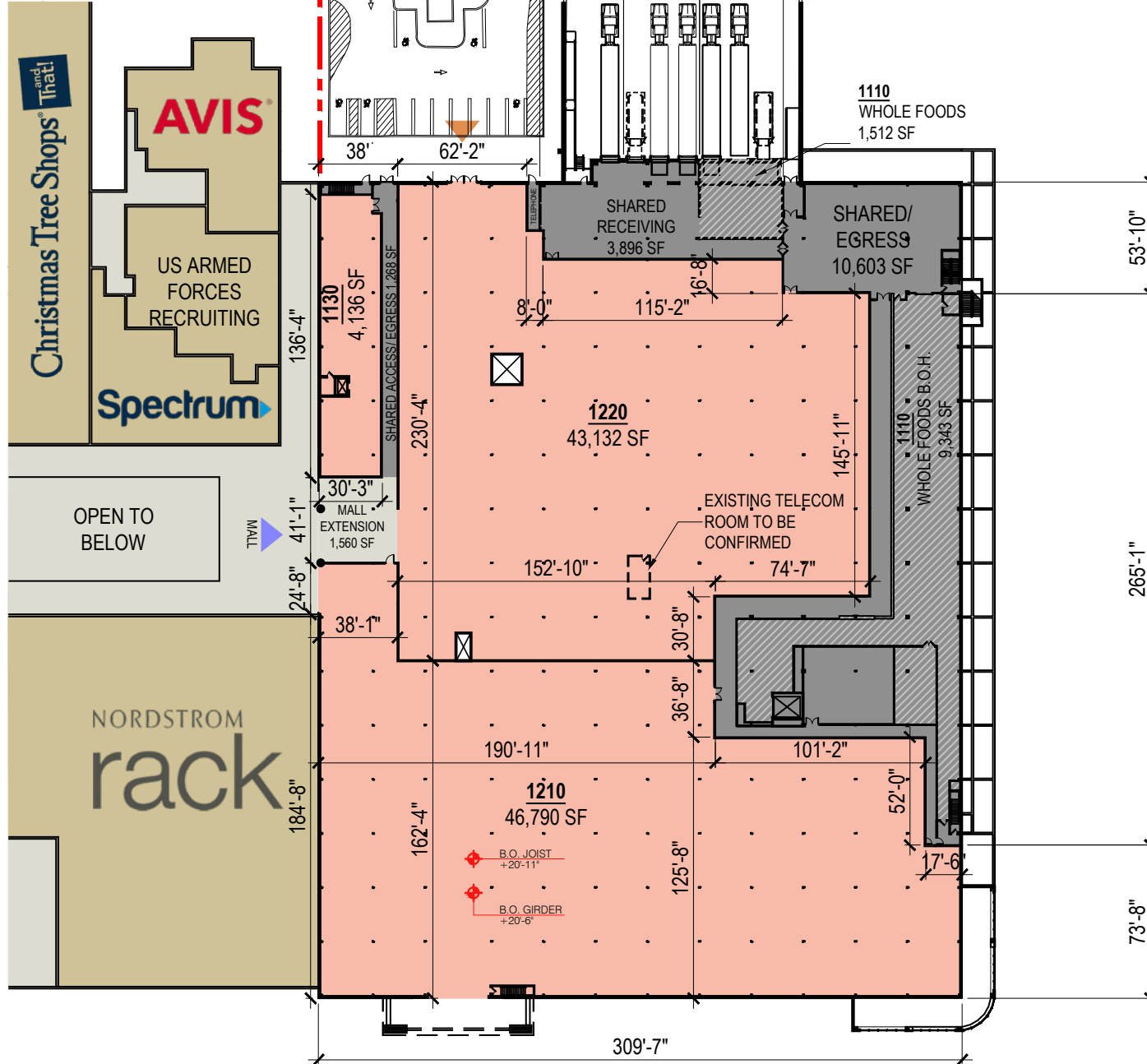
	1 Mile	3 Miles	5 Miles
Population	8,047	59,885	178,676
Households	3,768	23,963	74,994
Average HH Income	\$89,509	\$93,174	\$91,092
Daytime Population	14,439	85,659	194,565
Business Establishments	726	3,915	8,190



LOWER LEVEL PLAN

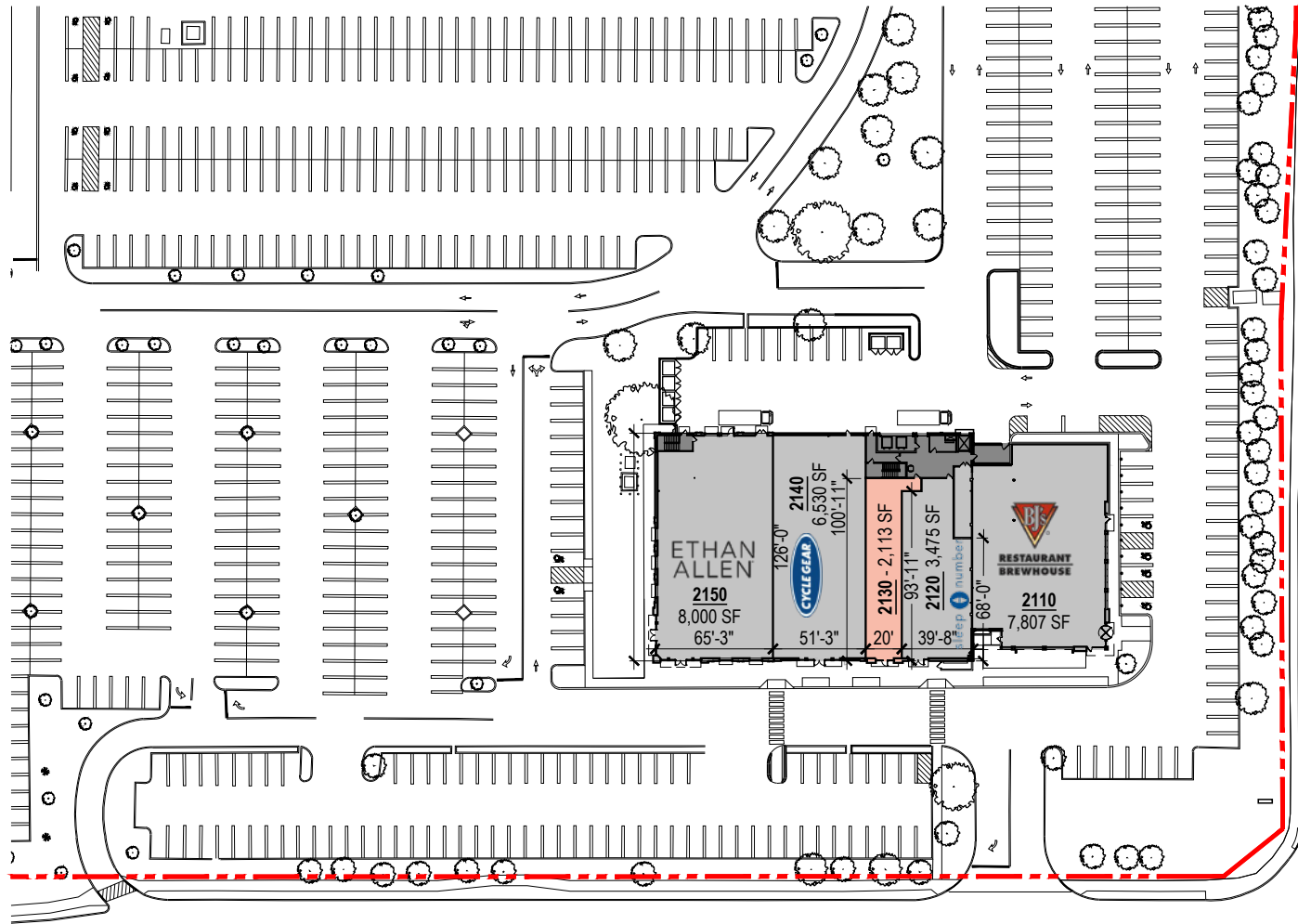


UPPER LEVEL PLAN



AREA CALCULATIONS OF AVAILABLE SPACES	
1220	43,132 SF
1210	46,790 SF
1130	4,136 SF

SMALL SHOP PLAN



AVAILABLE
 LEASED

NOTE: THIS CONCEPTUAL SITE PLAN IS FOR PLANNING PURPOSES ONLY. SITE SPECIFIC INFORMATION SUCH AS EXISTING CONDITIONS, ZONING, PARKING, LANDSCAPE AND EGRESS REQUIREMENTS MUST BE VERIFIED BY ZONING ATTORNEY AND CODE CONSULTANT. LOCATIONS OF MECHANICAL SHAFTS ARE TO BE DETERMINED. STAIRS ARE FOR ILLUSTRATIVE PURPOSES ONLY AND TO BE REVISED TO MEET EGRESS REQUIREMENTS.

0 20' 40' 80' 160'

SCALE: 1" = 80'-0"



SERITAGE
GROWTH PROPERTIES

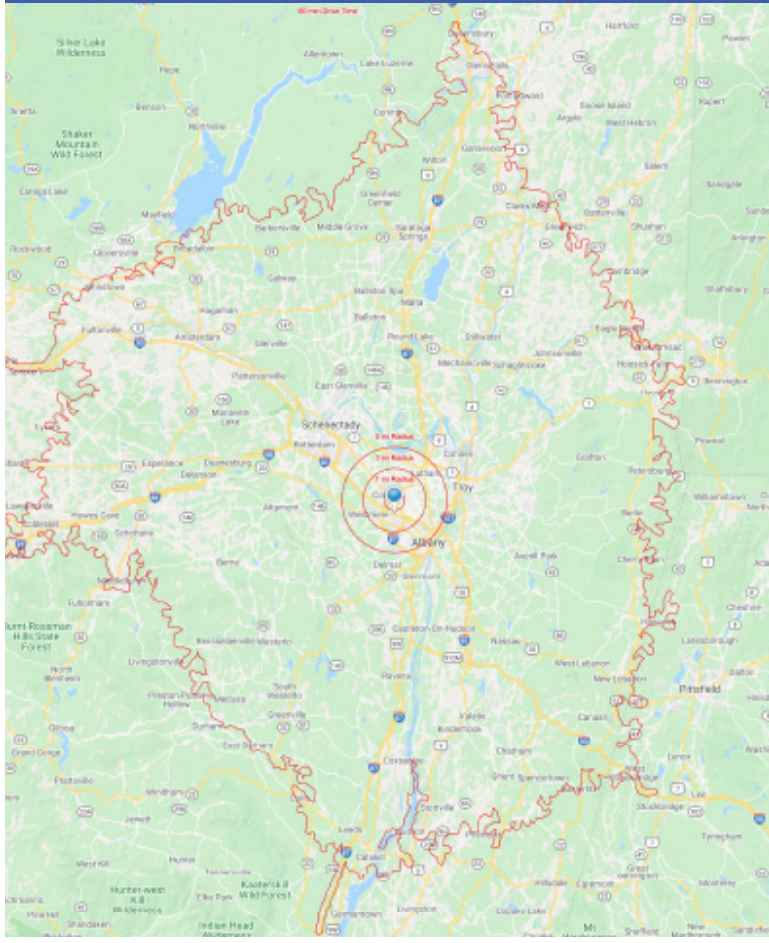
ALBANY, NY
1103

FORMER AUTO CENTER PLAN
NOVEMBER 14, 2022





08 ► DEMOGRAPHICS & MAP



Population

	1 Mile	3 Miles	5 Miles	Trade Area
2021 Estimated Population	8,047	59,885	178,676	1.03 M
2026 Projected Population	7,912	59,037	176,112	1.02 M
2020 Census Population	7,945	60,270	178,980	1.03 M

Income

2021 Estimated Average Household Income	\$89,509	\$93,174	\$91,092	\$92,423
2021 Estimated Median Household Income	\$84,020	\$79,504	\$73,016	\$108,722
2021 Estimated Per Capita Income	\$41,941	\$37,995	\$38,734	\$38,891

Households

2021 Estimated Households	3,768	23,963	74,994	429,639
2026 Projected Households	3,802	24,147	75,530	441,681
2020 Census Households	3,687	24,068	75,139	430,636
2010 Census Households	3,538	3,538	72,794	408,258
Projected Annual Growth 2021 to 2026	0.2%	0.2%	0.1%	12,042 0.6%
Historic Annual Growth 2000 to 2021	0.6%	0.3%	0.3%	21,381 0.5%

Business

2021 Estimated Total Businesses	726	3,915	8,190	32,984
2021 Estimated Total Employees	11,763	63,223	134,884	450,150
2021 Est. Employee Population per Business	16.2 to 1	16.2 to 1	16.5 to 1	13.6 to 1
2021 Est. Residential Population per Business	11.1 to 1	15.3 to 1	21.8 to 1	31.2 to 1

Race and Ethnicity

2021 Estimated White	72.1%	7.7%	15.7%	771,000 75%
2021 Estimated Black or African American	7.5%	7.7%	15.7%	83,141 8.1%
2021 Estimated Asian or Pacific Islander	5.5%	6.3%	6.6%	428
2021 Estimated Other Races	2.0%	2.2%	3.1%	28,451 2.8%
2021 Estimated Hispanic	8.2%	8.4%	9.2%	17,868 9.1%

Education

2021 Est. Elementary (Grade Level 0 to 8)	4.0%	3.0%	2.7%	18,594 2.6%
2021 Est. Some High School (Grade Level 9 to 11)	4.5%	4.3%	4.8%	37,300 5.2%
2021 Estimated High School Graduate	22.3%	22%	20.6%	190,543 26.4%
2021 Estimated Some College	16.4%	15.9%	15.2%	115,285 16%
2021 Estimated Associates Degree Only	10.9%	11.8%	11.4%	90,920 12.6%
2021 Estimated Bachelors Degree Only	23.5%	22.6%	23.3%	147,220 20.4%

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