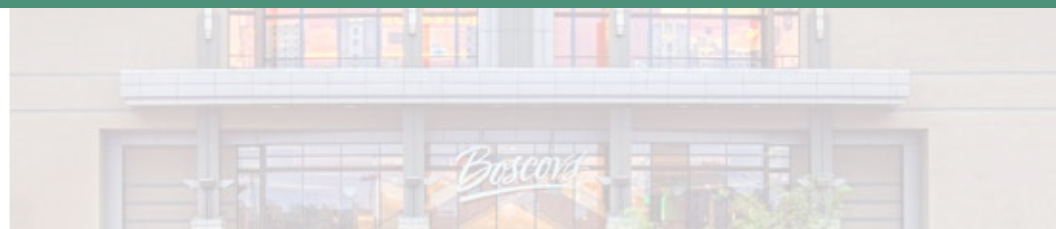




COLONIECENTER





SHOP. DINE. UNWIND.

Located in the heart of New York's Tech Valley, the fastest growing high tech community in the country, Colonie Center is the premier shopping and entertainment center in the region. Colonie Center was **voted "The Best Shopping Center"** in the Capital Region for the past 12 years in a *Times Union* readers poll.

SITE: 96 acres

PARKING: 5,273 spaces

LEVELS: 3

STORES: 100+

NEWLY RENOVATED

EASILY ACCESSIBLE

TOP-PRODUCING RETAILERS

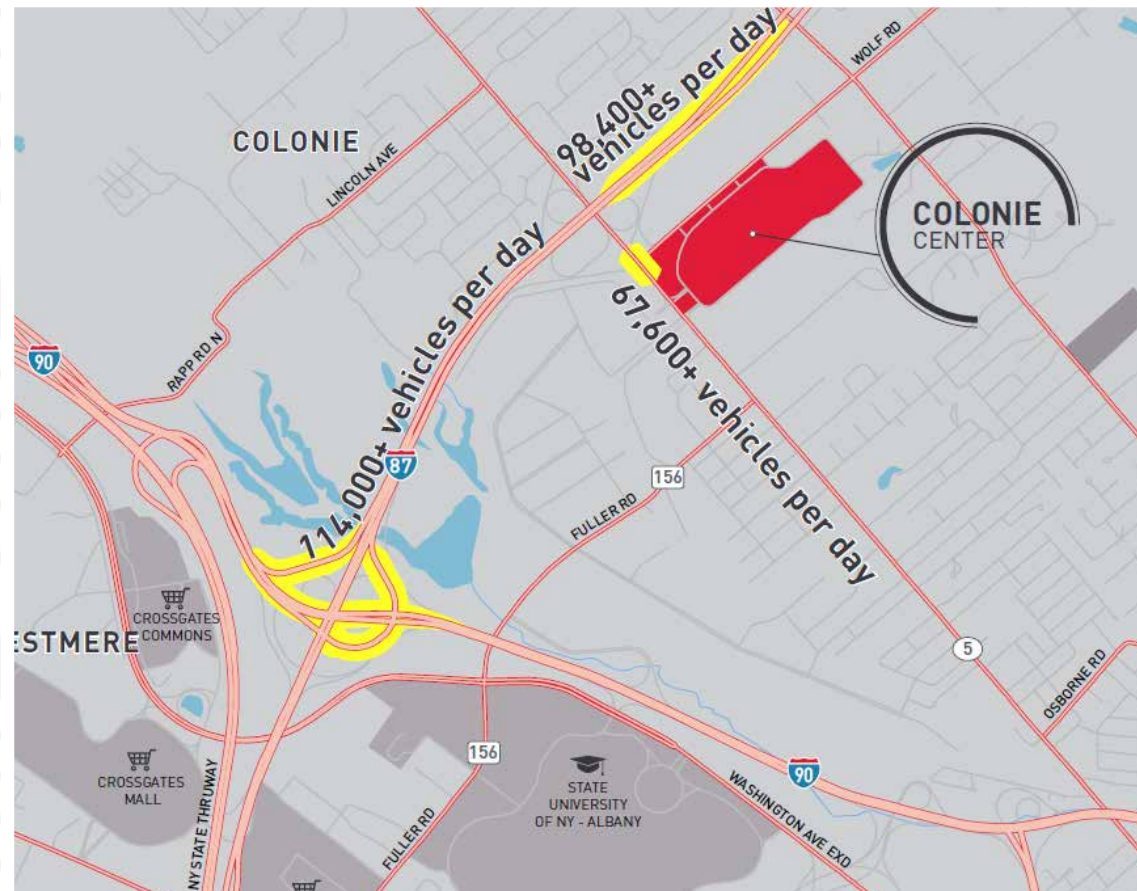


FOR MORE INFO AND A TOUR, VISIT: www.shopatcoloniecenter.com/business



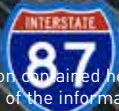
LOCATION

- Located at the corner of Central Avenue and Wolf Road and directly off of I-87, Colonie Center benefits from its **prime position** along one of the area's **main retail corridors**.
- I-87 has a daily average traffic count of greater than **98,438** directly in front of Colonie Center. Central Avenue and Wolf Road have similarly strong traffic counts, with **67,626 vehicles**.
- Primary trade area population of **511,919**
- Ideally situated in Albany, New York State's most **affluent metro area** outside the New York City metropolitan region.
- **Easy access** to two major transportation arteries I-87 and I-90; five miles to downtown Albany; three miles to Albany International Airport and two miles north of SUNY/Albany campus.





AERIAL



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LOWER LEVEL FLOOR PLAN



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UPPER LEVEL FLOOR PLAN



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PACK UP & COME ON OVER

- In 2015, the Center completed a **\$9.1 million renovation** which included updated restrooms, a state-of-the-art family lounge, brand new center court and food court areas and updated soft seating throughout.
- Fine dining establishments, including **The Cheesecake Factory** and **P.F. Chang's** were added, as well as a **13-screen all digital Regal Cinema**. **BJ's Restaurant and Brewhouse** joined the tenant mix recently.
- Albany's "Tech Valley" region encompasses **21,000 businesses, schools, and organizations** that employ more than **531,000 workers**.
- There are **22 Colleges and Universities** within 50 miles with an economic impact of over **\$200 million**. The student population of over **75,000 graduate** from well-known universities such as Union College, Rensselaer Polytechnic Institute, Skidmore College, Siena College, and the State University at Albany.
- There are **30 hotels** within a two-mile radius of Wolf Road, totaling **3,581 rooms**, all approaching maximum occupancy rates every weekday.
- The **112-room Staybridge Suites** opened in December, 2014 on the northern edge of the property featuring one- and two-bedroom suites with kitchens. Fantastic amenities include a pool, outdoor patio, gazebo, basketball courts and a fitness center.
- Albany is a **popular day trip** locale for residents of the Adirondacks and Saratoga to the north, the Catskills and Hudson Valley to the south, the Berkshires and Vermont to the east, and the Finger Lakes region to the west.





COLONIE CENTER RENOVATION





COLONIE RETAIL TENANTS





YOU CAN COUNT ON COLONIE

SALES DATA

- **\$300+ MILLION** IN ANNUAL SALES
- **\$450** CENTER SALES PSF

POPULATION DATA

- TRADE POPULATION: **511,919**
- STUDENT POPULATION: **68,383**
- BUSINESS POPULATION: **490,892**

NEW & EXCITING

- H&M
- ULTA
- Carter's / OshKosh
- BJ's Restaurant & Brewhouse
- Ethan Allen (coming spring 2019)
- Five Below (coming fall 2019)
- Sbarro
- PacMan Zone (coming fall 2019)

DEMOGRAPHICS

- AVERAGE HOUSEHOLD INCOME: **\$89,333**
- MEDIAN AGE: **38.4**
- OWN THEIR OWN HOME: **56%**
- AVERAGE TIME IN PRESENT HOME: **19 YEARS**
- MARKET VALUE OF OWNED HOME: **\$214,180**

- 4-YEAR COLLEGE DEGREE OR HIGHER: **35.6%**
- MEN: **48.6%**
- WOMEN: **51.4%**
- MARRIED: **48%**
- EMPLOYED IN WHITE-COLLAR JOBS: **68.1%**

OVERACHIEVERS

- Macy's
- Whole Foods
- Christmas Tree Shops
- L.L. Bean
- Nordstrom Rack
- The Cheesecake Factory
- Barnes & Noble
- Regal Cinema
- Sephora
- Kay Jewelers
- P.F. Chang's



LEASING

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