

LOUDON PLAZA

350 NORTHERN BOULEVARD
ALBANY | NEW YORK



15A CENTURY HILL DRIVE
LATHAM | NY 12110
518.785.8200
WWW.DARTCO.COM

SHANNON OLDER
518.785.8200 EXT. 1
SOLDER@DARTCO.COM

ALISON BURNSIDE
518.785.8200 EXT. 3
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NOW LEASING
Retail and Professional Office Space

Site Overview

Mixed use project consisting of 35,000 SF of professional office space & 25,009 SF of retail space.

New Exterior facade and modernized office suites.

New pylon with individual tenant signage.

Improved parking lot and sidewalks.

Location serves Memorial Hospital, Corporate Woods Office Park, and surrounding neighborhoods of North Albany, Loudonville and Menands.

Directly accessible from Northern Boulevard & Route 9.

Nearby Generators

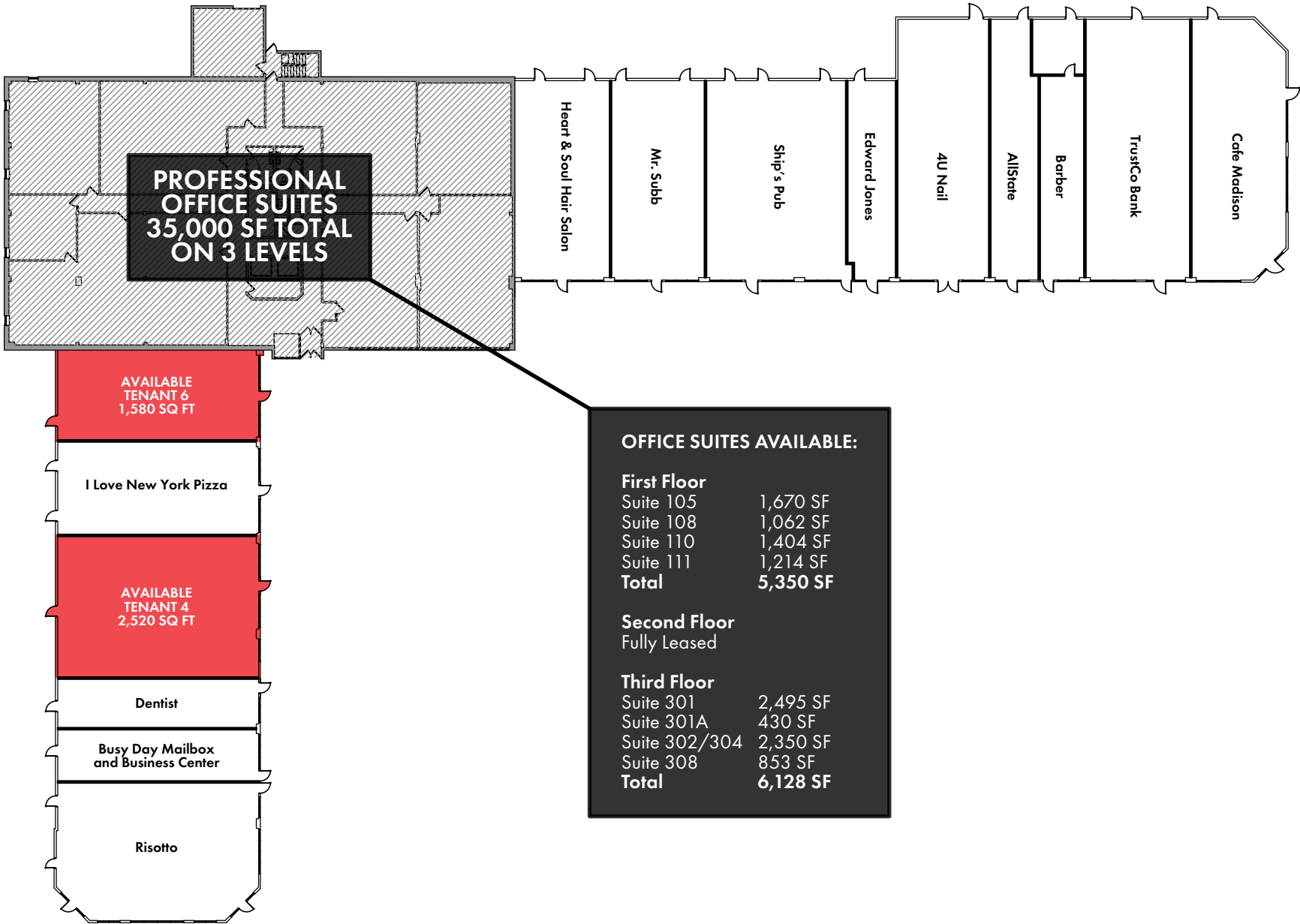
Memorial Hospital | Corporate Woods Office Park
Wolfert’s Roost | Country Club | Loudon Arms Apartments

Demographics

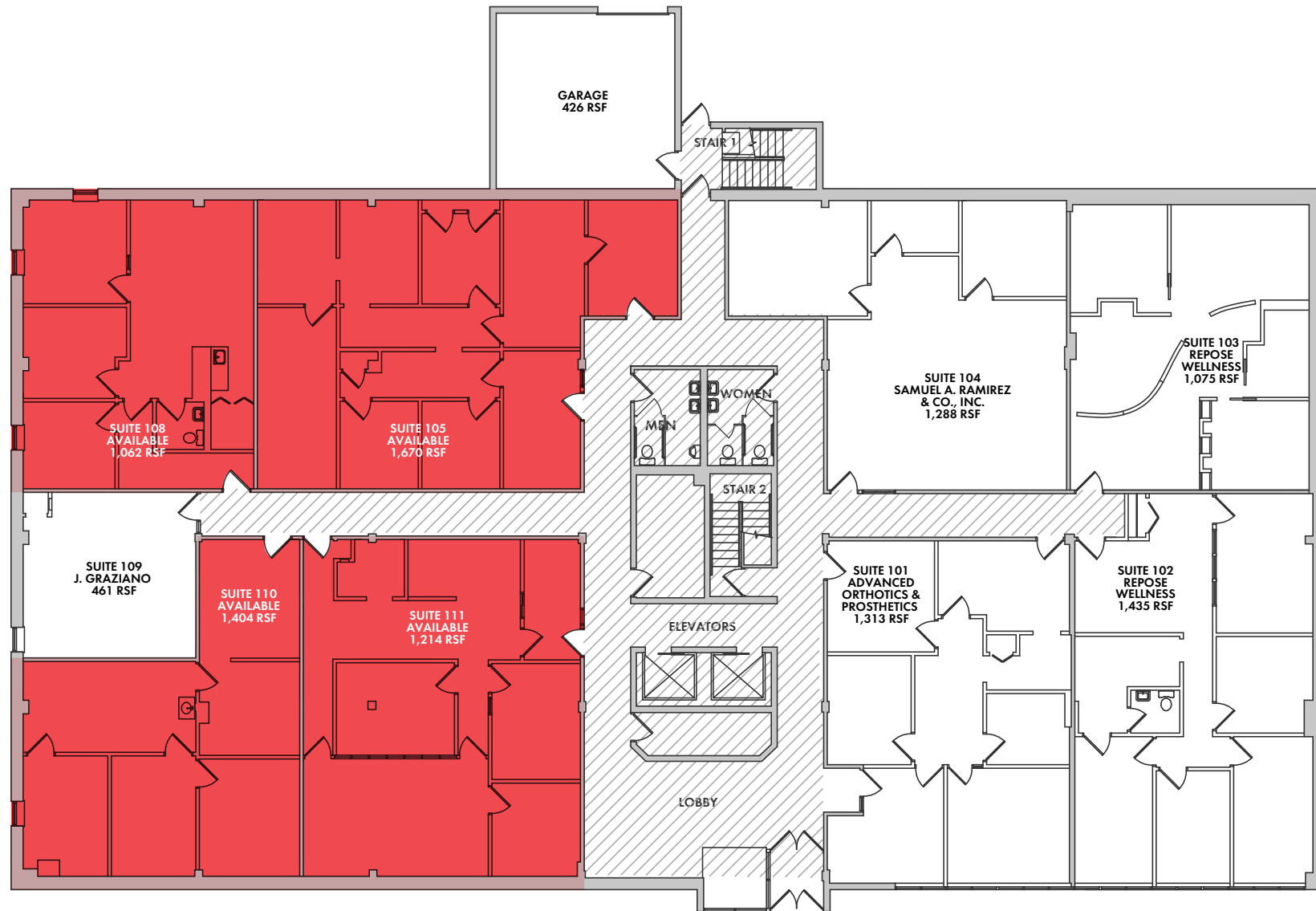
	1 Mile	3 Miles	5 Miles
Population	5,202	36,651	69,409
Daytime Population	10,706	38,882	60,099
Households	2,449	14,943	28,158
Med. HH Income	\$63,734	\$95,955	\$97,234



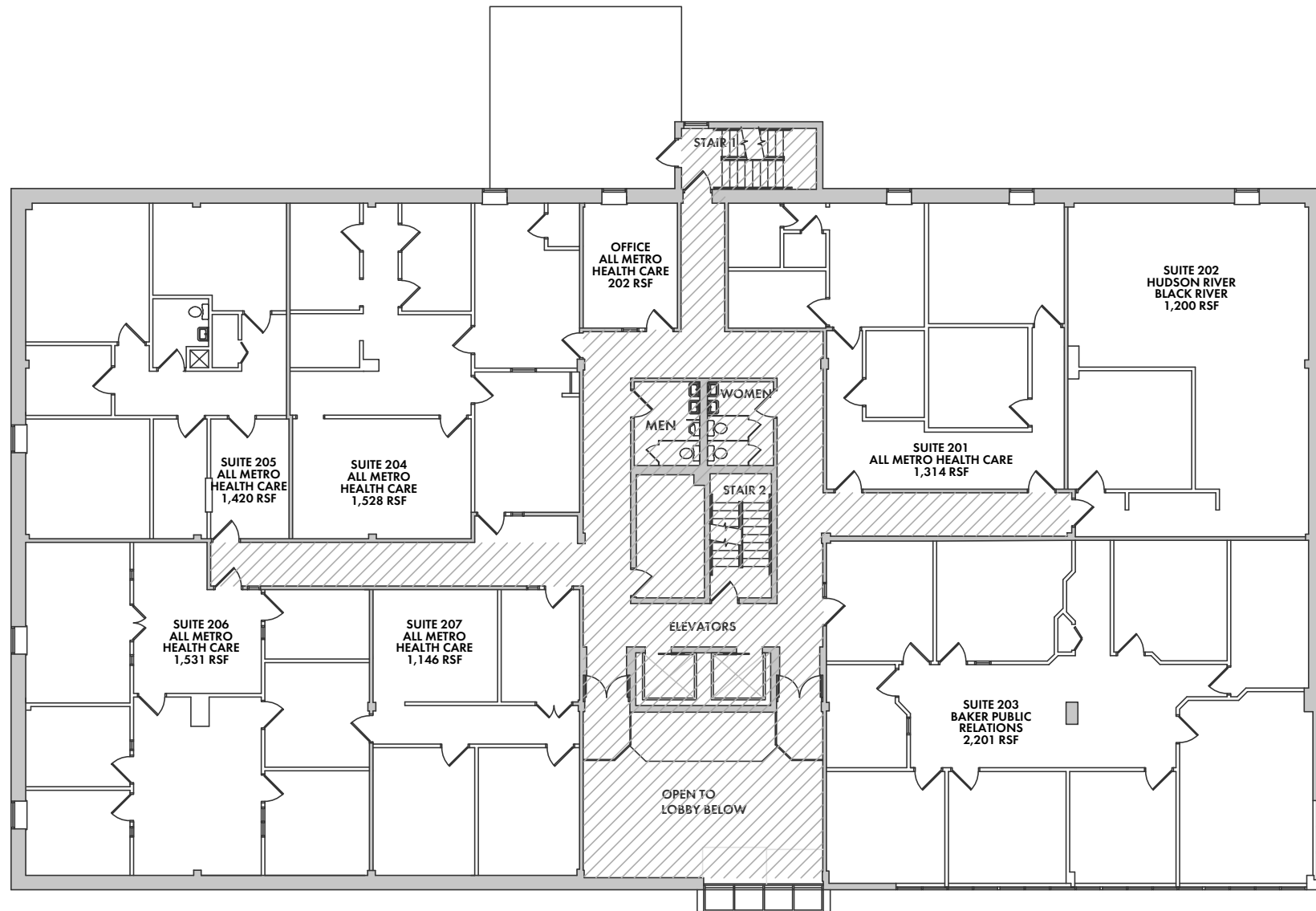
Site Plan



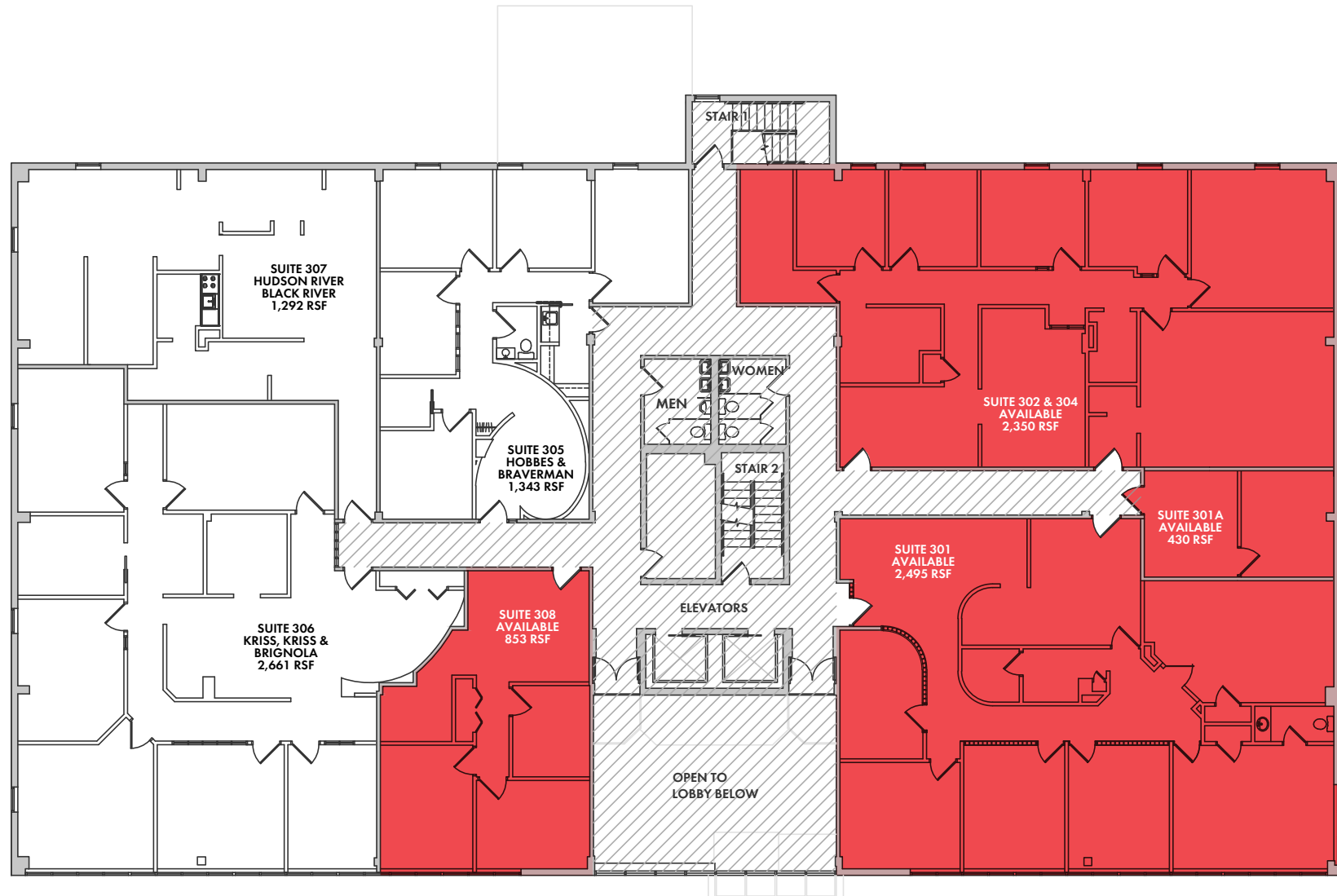
The Suites at Loudon Plaza | First Floor



The Suites at Loudon Plaza | Second Floor



The Suites at Loudon Plaza | Third Floor



**CORPORATE WOODS
OFFICE PARK**
+/- 3,500 EMPLOYEES

**WOLFERTS ROOST
COUNTRY CLUB**

SITE
**LOUDON
PLAZA**

**ALBANY LOFTS AT
ONE BROADWAY**
130 UNITS

**ALBANY MEMORIAL
HOSPITAL**
165 BEDS

NORTHERN BLVD

15,157 ADT/16

10,788 ADT/16

98,149 ADT/16



TRADE AREA

SITE
LOUDON
PLAZA

DEMOGRAPHICS

	TRADE AREA
DAYTIME POPULATION	18,840
POPULATION	15,878
MEDIAN HH INCOME	\$73,069
HOUSEHOLDS	6,788

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