

FOR LEASE

# Join Whole Foods, Sierra Trading Post, and Floor & Décor at Colonie Center

1425 Central Ave, Albany, NY 12205



SERITAGE  
GROWTH PROPERTIES

## PROPERTY INFO

- Premier regional shopping center located in the heart of New York’s Capital Region.
- High profile space adjacent to Whole Foods Market, Sierra Trading Post, and Floor & Décor in 1.3 million-square-foot enclosed regional shopping center with over 100 specialty stores and many stores that are unique to the market.
- Intersection of Central Avenue (33,490 AADT) and Wolf Road (26,018 AADT), easily accessible from I-87 and I-90.
- Co-tenants include Boscov’s, Macy’s, L.L. Bean, Whole Foods Market, Christmas Tree Shops, Regal Cinemas, H&M, Barnes and Noble, P.F. Chang’s China Bistro, Cheesecake Factory, Nordstrom Rack, etc.

## 2023 Demographics

	3 Miles	5 Miles	10 Miles
Population	59,433	179,716	525,551
Average HH Income	\$118,361	\$113,475	\$110,977
Est. Adj. Daytime Demographics (16+)	76,983	181,144	425,362

## AVAILABLE SPACE

- 95,326 SF – can be subdivided
- 2,113 SF – out-parcel building facing Wolf Road

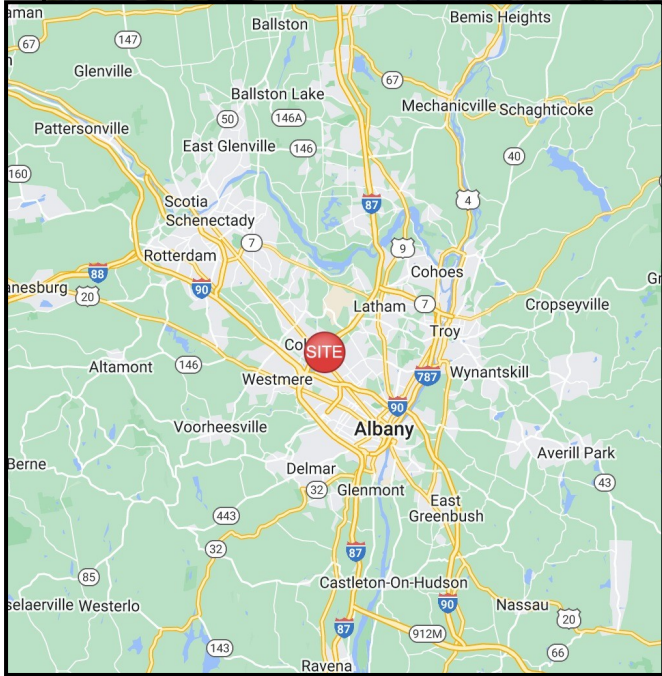
## CALL FOR PRICING

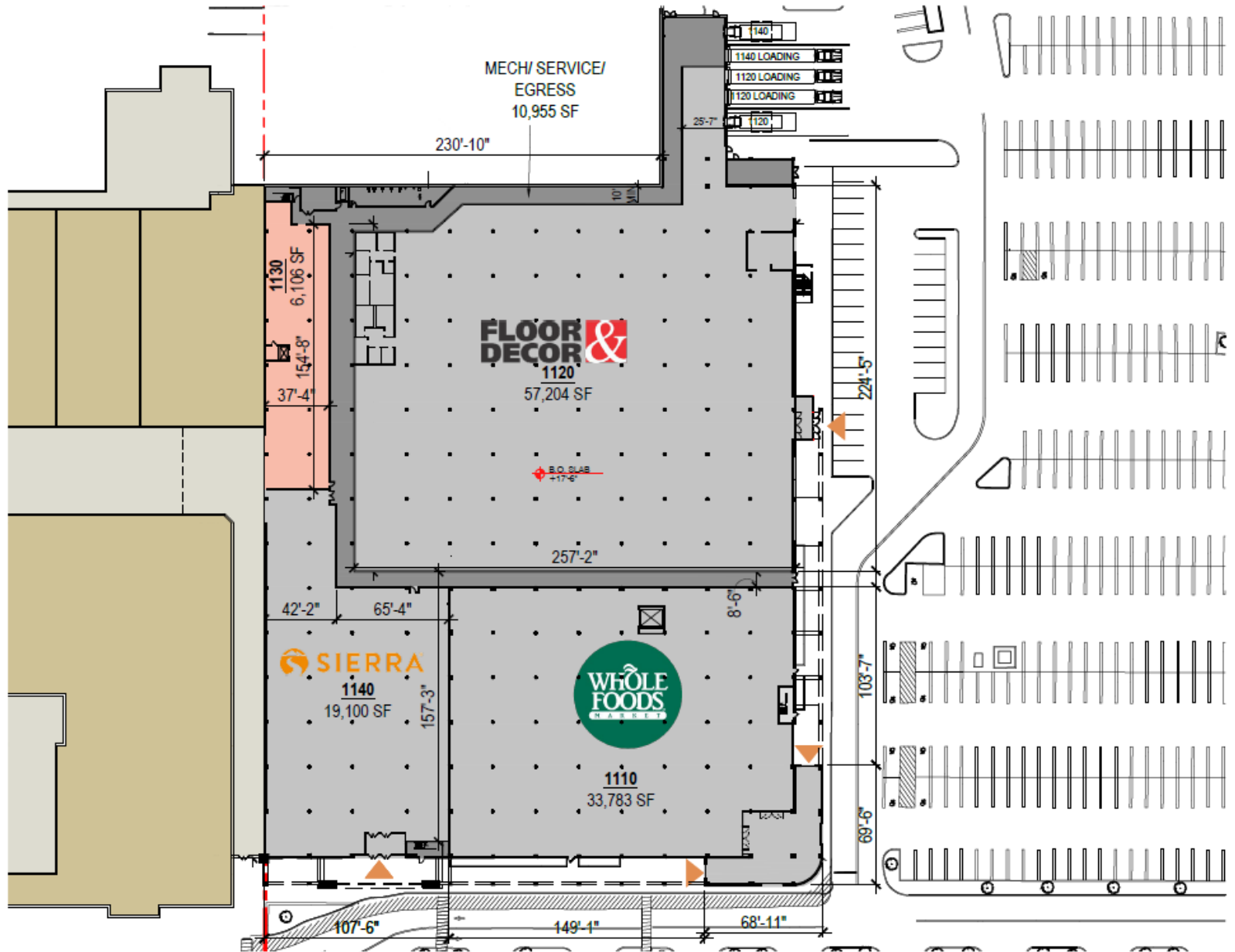
Alex Kutikov, Principal  
Licensed Real Estate Broker

Gordon Heeps, Principal  
Licensed Real Estate Broker

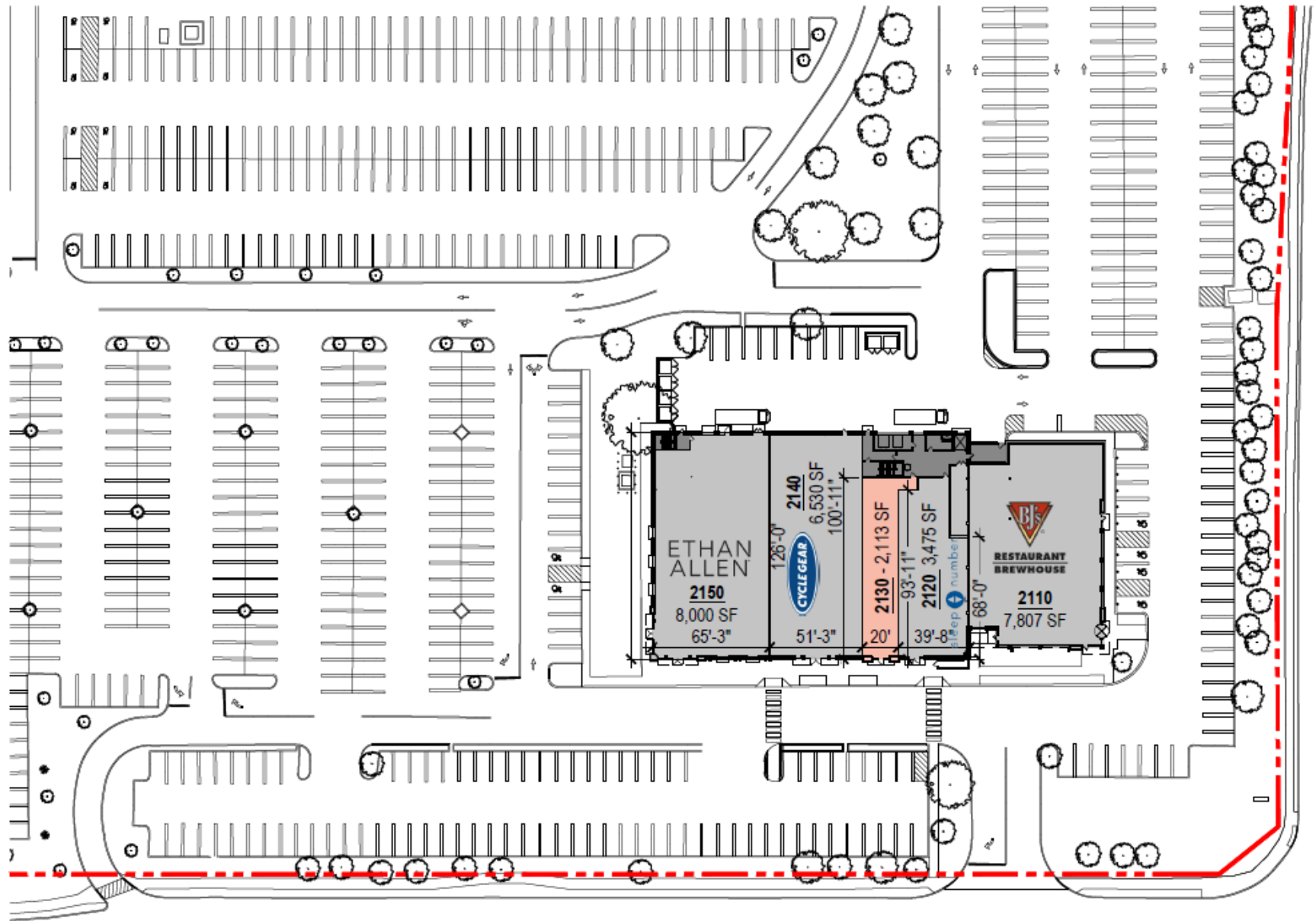


Value...through performance









AVAILABLE
  LEASED

Upper Level  
Up to 95,326 SF - subdivisible



Coming Soon  
to Lower Level







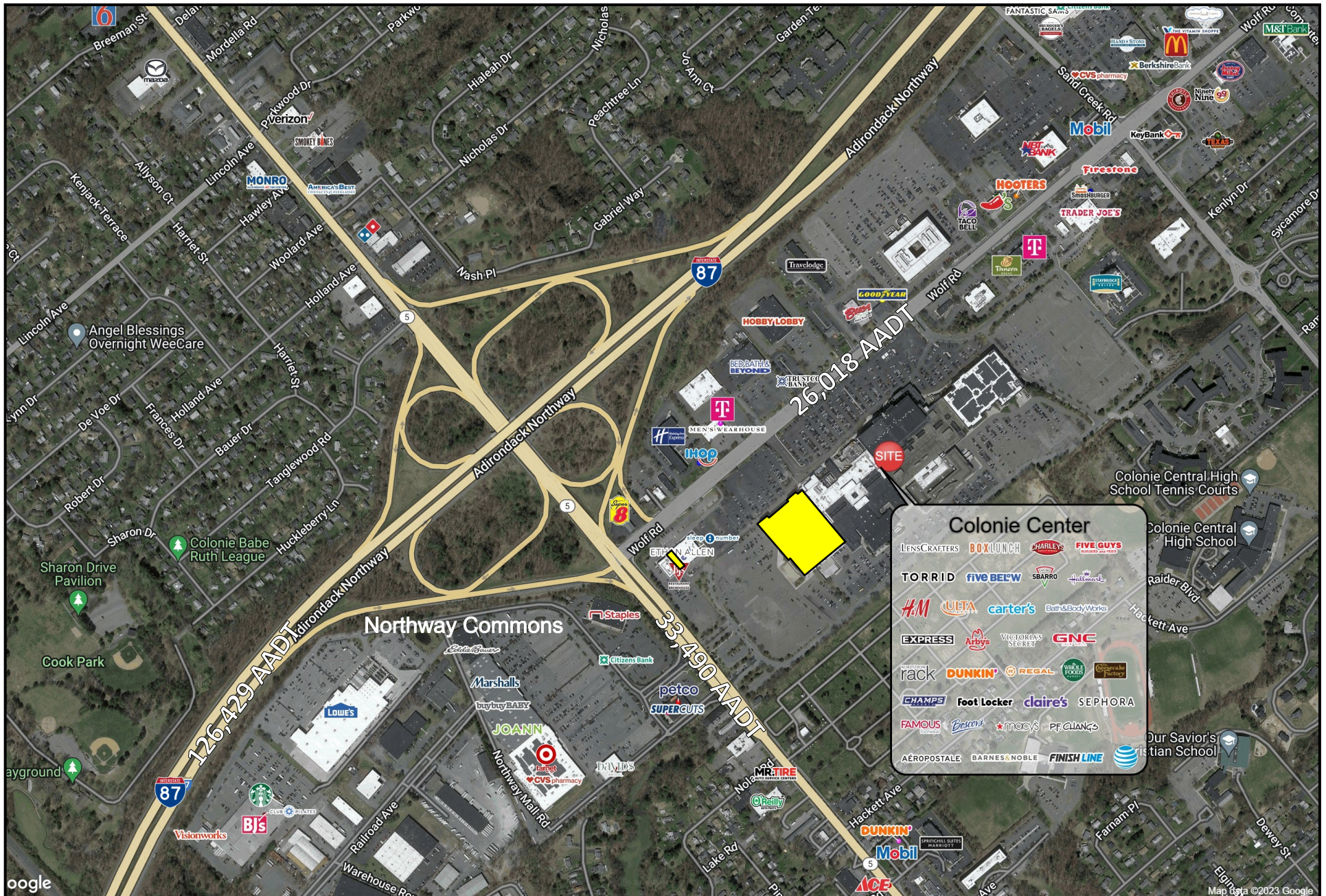


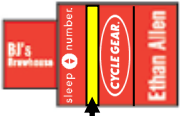
Upper Level -  
95,326 SF Available

Coming Soon -  
Lower Level



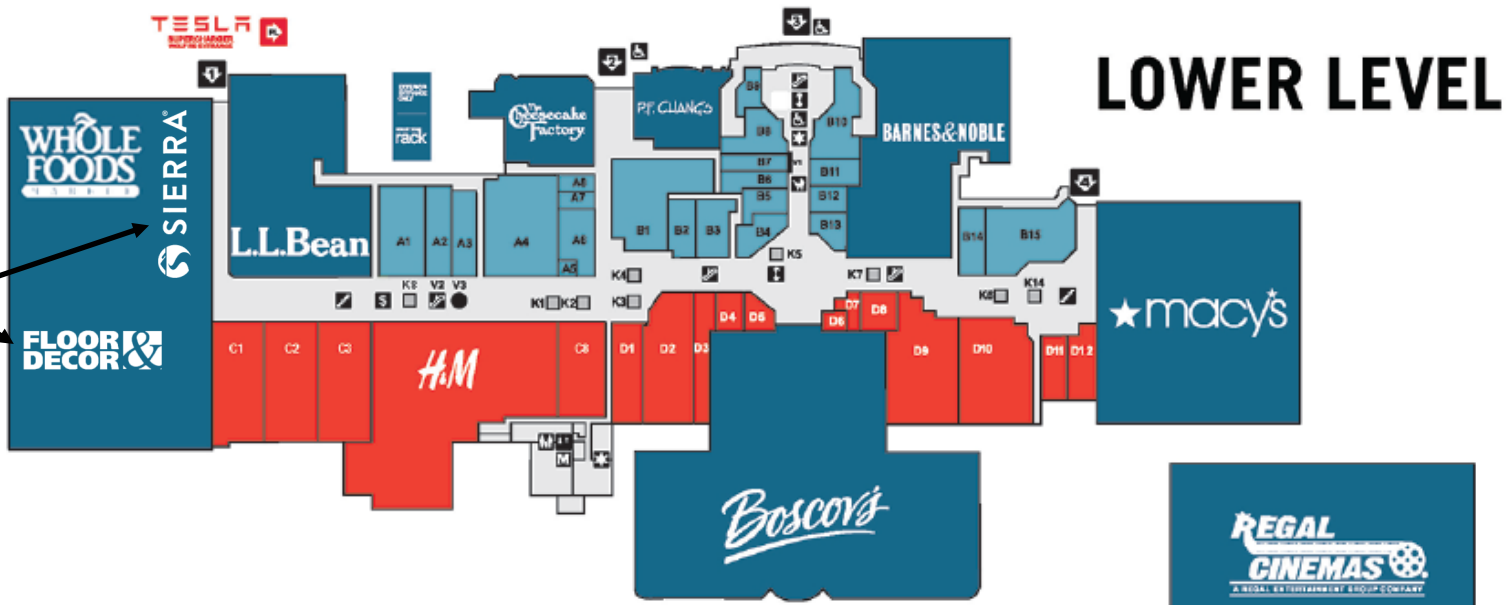






2,113 SF Available

Coming Soon



95,326 SF Available

UPPER LEVEL



Alex Kutikov, Principal  
Licensed Real Estate Broker

Gordon Heeps, Principal  
Licensed Real Estate Broker



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