

1814 Central Ave., Colonie, NY 12205

KOHL'S PLAZA

AVAILABLE: PRIME RETAIL SPACES AND PAD SITE



- +/-8,820 SF inline space (current restaurant space with exclusive, outdoor patio/dining area, and a full banquet/party facility adjacent to the main dining)
- Available: a retail pad site - can accommodate a food or banking facility out front of Kohl's and adjacent to McDonald's.
- Kohl's Plaza is wrapped on three sides by over 65,000 cars/day

For More Information:

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IKON
REALTY GROUP LLC

Member of:



Executive Summary



Lease Rate

**CALL FOR BASE RENT
PRICING**

OFFERING SUMMARY

Building Size:	140,798 SF
Leasing:	+/-8,820 SF inline restaurant
PAD Site:	Future Outparcel/Pad Site Available
Zoning:	Commercial A
Submarket:	Albany/Colonie
Traffic Count:	+/-65,000 cars/day

PROPERTY OVERVIEW

Kohl's Plaza, a primary shopping center along Central Ave in Colonie, one of the most heavily traveled retail corridors in the Capital Region. Co-tenancy with Kohl's, Farmer's Indian Market (a +/-30,000 SF specialty grocer), McDonald's, Trustco Bank, St. Peter's Lab, J.C.'s Central Deli, Ming's Wok, Fly to Fitness Bungee, Nails & Spa, Muttz Dog Lounge, and, coming soon, Sharkey's Cuts for Kids.

Proximity to major highways and Albany International Airport and situated at the crossroads of Colonie, Schenectady, and Guelderland, Kohl's Plaza is an ideal destination for any business looking to establish or expand its presence in this thriving area.

PROPERTY HIGHLIGHTS

- Call for Base Rent Pricing
- NNNs estimated at \$6.50/SF
- Pylon sign placement along both Central Ave and New Karner Road
- +/-43,309 cars per day on Central Ave and +/-20,308 cars per day on Rt. 155
- Strong co-tenancy driving retail traffic on a daily basis

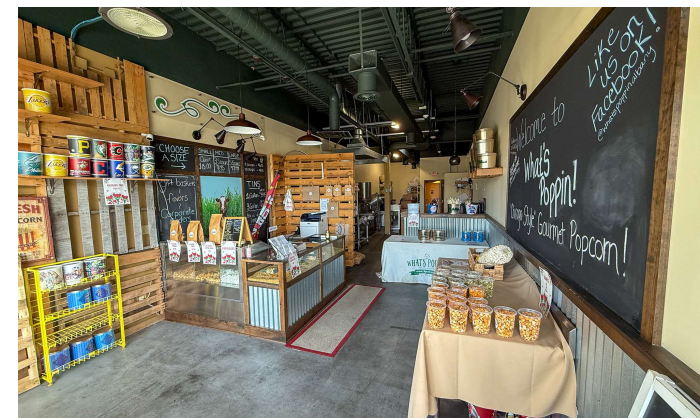
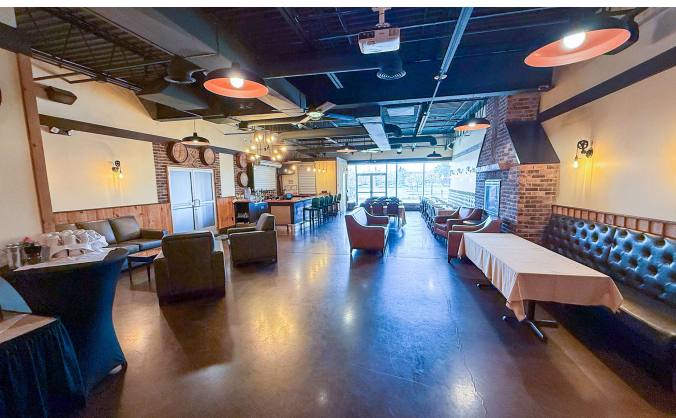
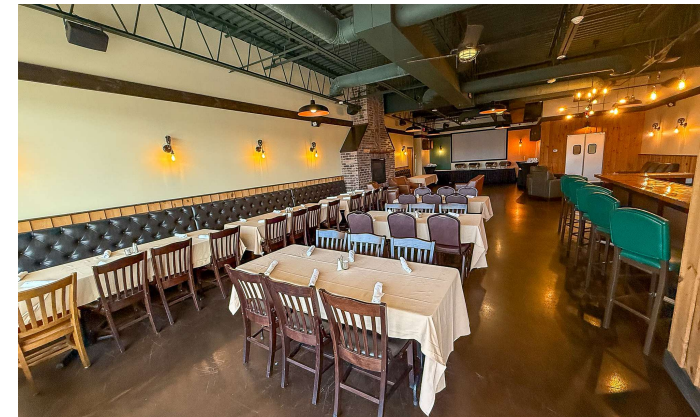
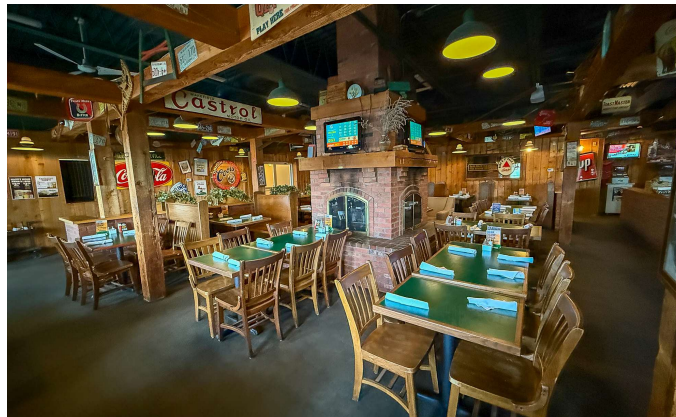
Site Plan



Retailer Map



Interior Space Photos



Additional Photos



Exterior Shopping Center Photos



CENTRAL AVE PYLON SIGN



O'TOOLE'S CO-TENANCY



FARMER'S INDIA MARKET



FARMER'S INDIA MARKET

