

VILLAGE SQUARE 1770
CENTRAL AVE
Colonie, New York 12110



rosettidevco.com
(518) 783-4090



Retail & Office Space For Lease

Village Square – 1770 Central Ave, Colonie, NY

Great neighborhood shopping center in the heart of Colonie. Close to intersection of Central Ave. and Route 155.

Retail and Office space. From 2,565-9,252 SF available.

- Rental Rate – \$16.50PSF
- Total Availability – 9,252 SF
- Min. Divisible – 2,565 SF
- Max. Contiguous – 9,252 SF
- Zoned – Commercial
- Lot Size – 7.5 AC
- No. Parking Spaces – 360 +/-

If you do it right, it will last forever.

VILLAGE SQUARE 1770 CENTRAL AVE

Colonie, New York 12205



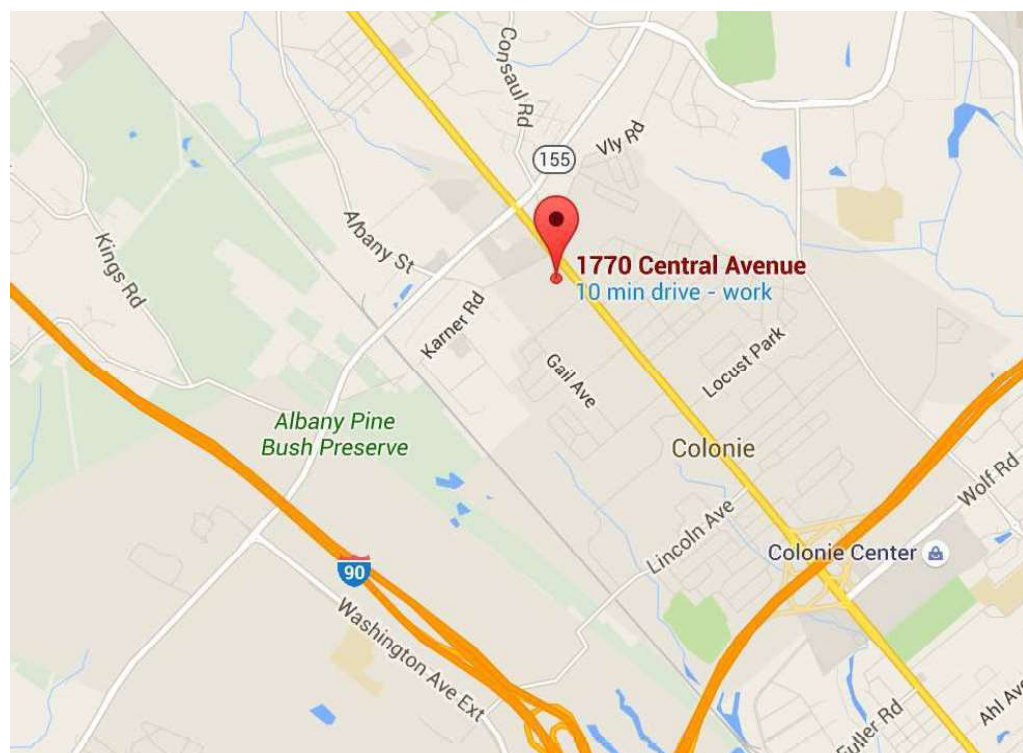
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Property Description

Great neighborhood shopping center in the heart of Colonie. Close to intersection of Central Ave and Route 155. Plaza includes Advance Auto Parts, Harbor Freight Tools, Pioneer Savings Bank, Wendy's, personal service, food establishments and more. 40k+ cars per day.

Location Description

Exit 2W off Northway. Located 2.5 miles West, Village Square on left at 1770 Central Ave. Just 2.5 miles west of Wolf Road, Colonie Center and Northway Center shopping.



Demographic Summary

	1 Mile Radius	3 Mile Radius	5 Mile Radius
Population	4,968	27,025	103,410
2015 Average Household Income	\$90,483	\$88,283	\$89,622
2015 Median Age	43	46	42
Owner/Renter Occupied Housing	96.91%	96.76%	96.31%
Retail Sales Volume		1 Mile Radius	
2015 Automotive parts and accessories stores		\$2,279,692	
2015 Womens clothing stores		\$1,486,172	
2015 Appliance, television, other electronics stores		\$1,596,004	
2015 Computer and software stores		\$4,169,293	
2015 Pharmacies and drug stores		\$3,154,094	
Traffic Count Report		Within 1 Mile Radius	
2015 Average Daily Volume		41,954 Cars	