

44 Wolf Road, Colonie, NY 12205

FORMER BUCA DI BEPPO

RARE RESTAURANT OR GROUND LEASE OPPORTUNITY



- The epicenter of Wolf Road, Albany's Miracle Mile
- First time available in 25 years
- Located directly across the street from Colonie Center and surrounded by major retailers, hotels and some of the areas largest office buildings.
- Fantastic demographics surround the site
- Close proximity to I-87

FOR MORE INFORMATION - EXCLUSIVE LISTING AGENTS

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Member of:



Executive Summary



OFFERING SUMMARY

Lease Rate:	Negotiable
Lease Structure:	Absolute Net
Taxes:	\$58,902 (estimate)
Building Size:	9,600 SF
Available SF:	9,600 SF
Lot Size:	1.62 Acres
Year Built:	1990
Zoning:	Commercial B
Market:	Wolf Road Area
Submarket:	Colonie
Traffic Count:	31,964

PROPERTY OVERVIEW

Former Buca Di Beppo restaurant available for lease on an absolute net basis.

LOCATION OVERVIEW

Located directly across the street from Colonie Center, a premier shopping destination home to major tenants such as Barnes & Noble, Macy's, The Cheesecake Factory, PF Chang's, Regal Cinemas, Whole Foods, Sierra, LL Bean, Ethan Allen, Floor & Decor, and BJ's Restaurant, this former Buca di Beppo location, which served the community for over 24 years, is ready to accommodate a variety of business concepts.

PROPERTY HIGHLIGHTS

- A prime +/-9,600 SF freestanding restaurant site situated on +/-1.62 acres
- An extremely rare opportunity in the heart of Albany's most desirable retail stretch along Wolf Road
- Unparalleled visibility with both dedicated turning lanes into the site and supplemental access via a traffic light
- Monument signage along Wolf Road

Location Map



NORTHWAY COMMONS
33,490 VPD

Marshall's, BJ's, Eddie Bauer, Target, Curlington, David's, Lowe's, Staples, Super Shoes, Inspire Vine, Mission BBQ, Club 33, Joann, Citizens Bank, Supercuts, Visionworks

ETHAN ALLEN, Sleep Number, Cycle Gear

COLONIE CENTER
31,954 VPD

Whole Foods, LL Bean, Regal, PF Chang's, Organic Factory, Barnes & Noble, Macy's, Belcon, Champs, Sierra, Ulta, Sephora, Finish Line, Floor Decor, Rack, Famous, Aeropostale, Claire's, Foot Locker, Victoria's Secret, H&M, Express, Bath & Body Works, Five Below, GNC, Lens Crafters, Torrid

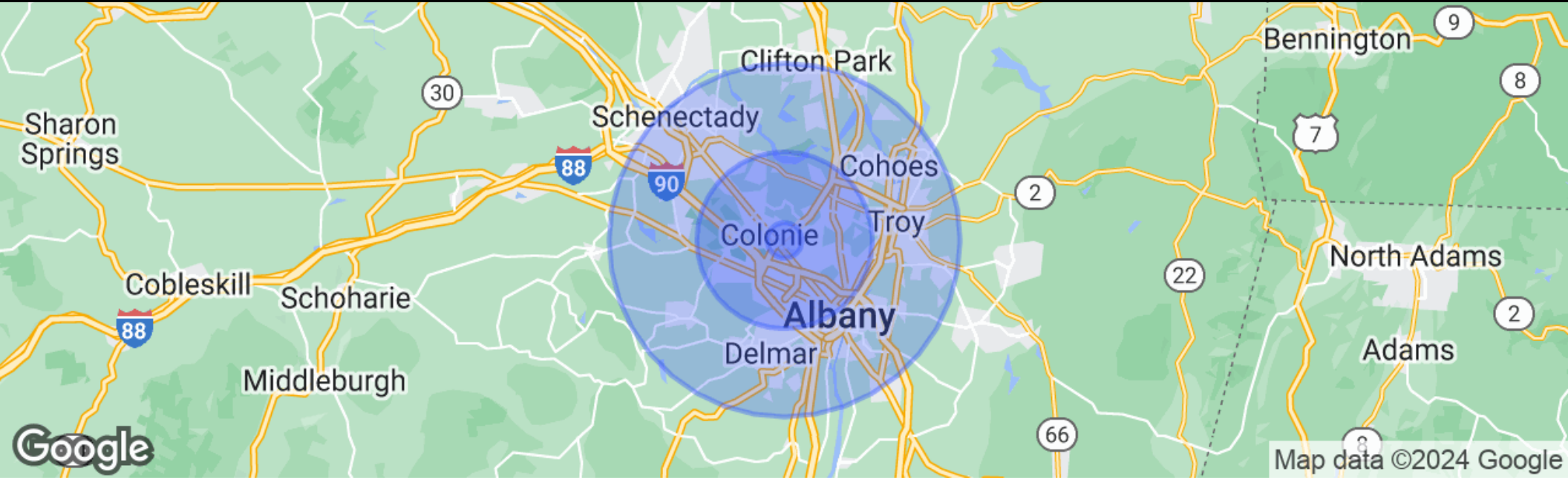
Retail Map



Additional Photos



Demographics Map & Report



POPULATION	1 MILE	5 MILES	10 MILES
Total Population	7,474	165,655	493,290
Average Age	45	41	41
Average Age (Male)	44	40	40
Average Age (Female)	47	42	42
HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total Households	3,423	66,997	207,196
# of Persons per HH	2.2	2.5	2.4
Average HH Income	\$110,110	\$109,178	\$108,869
Average House Value	\$301,226	\$334,646	\$306,673

Demographics data derived from AlphaMap