

FOR LEASE



TOWN OF COLONIE | ALBANY, NY

661 ALBANY SHAKER ROAD

LOCATED IN BETWEEN WOLF ROAD & ALBANY INTERNATIONAL AIRPORT

PROJECT DETAILS

COLONIE, NY • UP TO 10,000 SF AVAILABLE • FOR LEASE: OFFICE/MEDICAL BUILDING

PROPERTY HIGHLIGHTS

- Corner location with excellent exposure to surrounding roads, including I-87 north and southbound ramps (more than 100,000 cars/day).
- Convenient to Albany International Airport, major employers, hotels, and residential neighborhoods.
- Adjacent to Hotel Trilogy, part of Hilton Hotel's Tapestry Collection. The hotel opened in 2020 following a \$3.5 million renovation.
- 9,500 SF existing building can be redeveloped into professional office, medical or other suitable commercial uses.
- Zoned: ABA - Airport Business Area

OFFERING SUMMARY

LEASE RATE	Call for Details
AVAILABLE SF	± 10,000 SF

DEMOGRAPHICS

TOTAL POPULATION

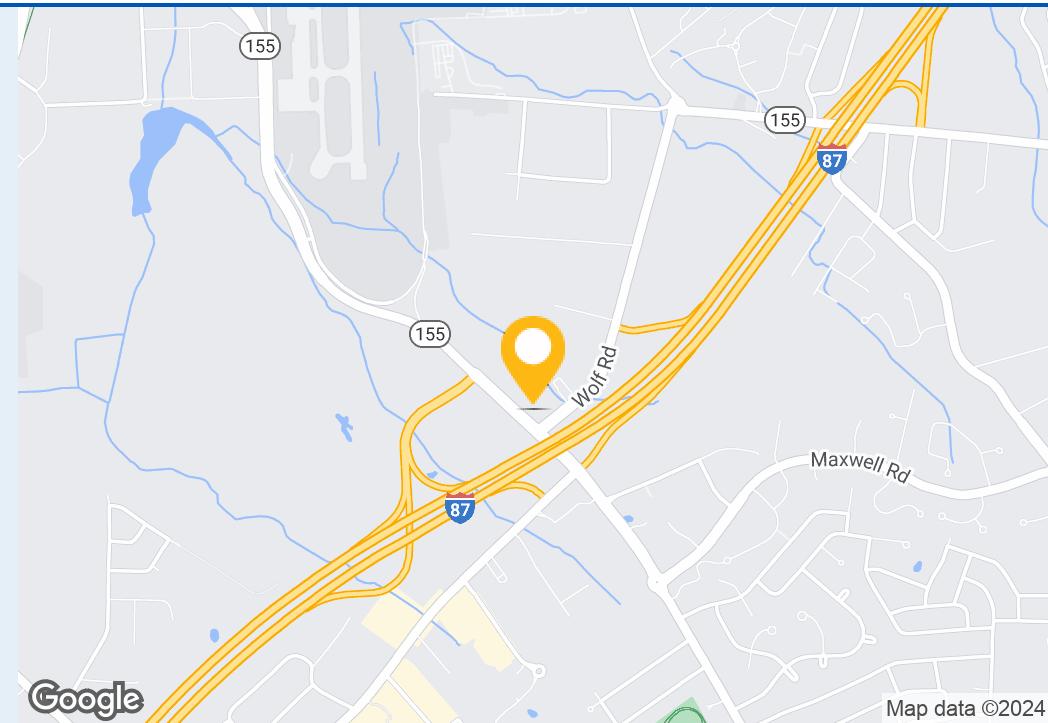
1 MILE	3 MILES	5 MILES
2,987	49,627	162,037

TOTAL DAYTIME POPULATION

1 MILE	3 MILES	5 MILES
7,823	74,418	189,560

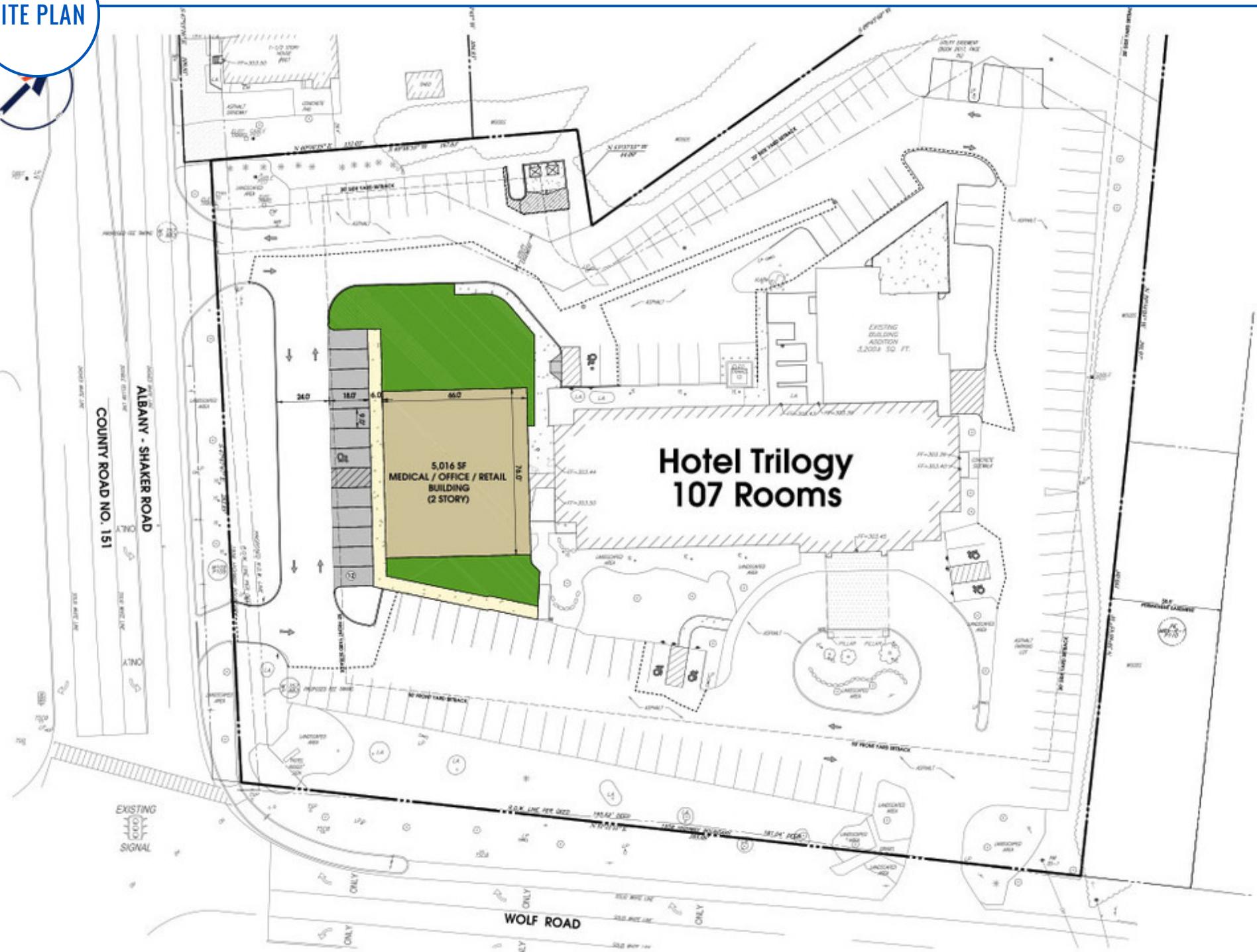
MEDIAN HH INCOME

1 MILE	3 MILES	5 MILES
\$94,235	\$92,638	\$76,993



SITE PLAN

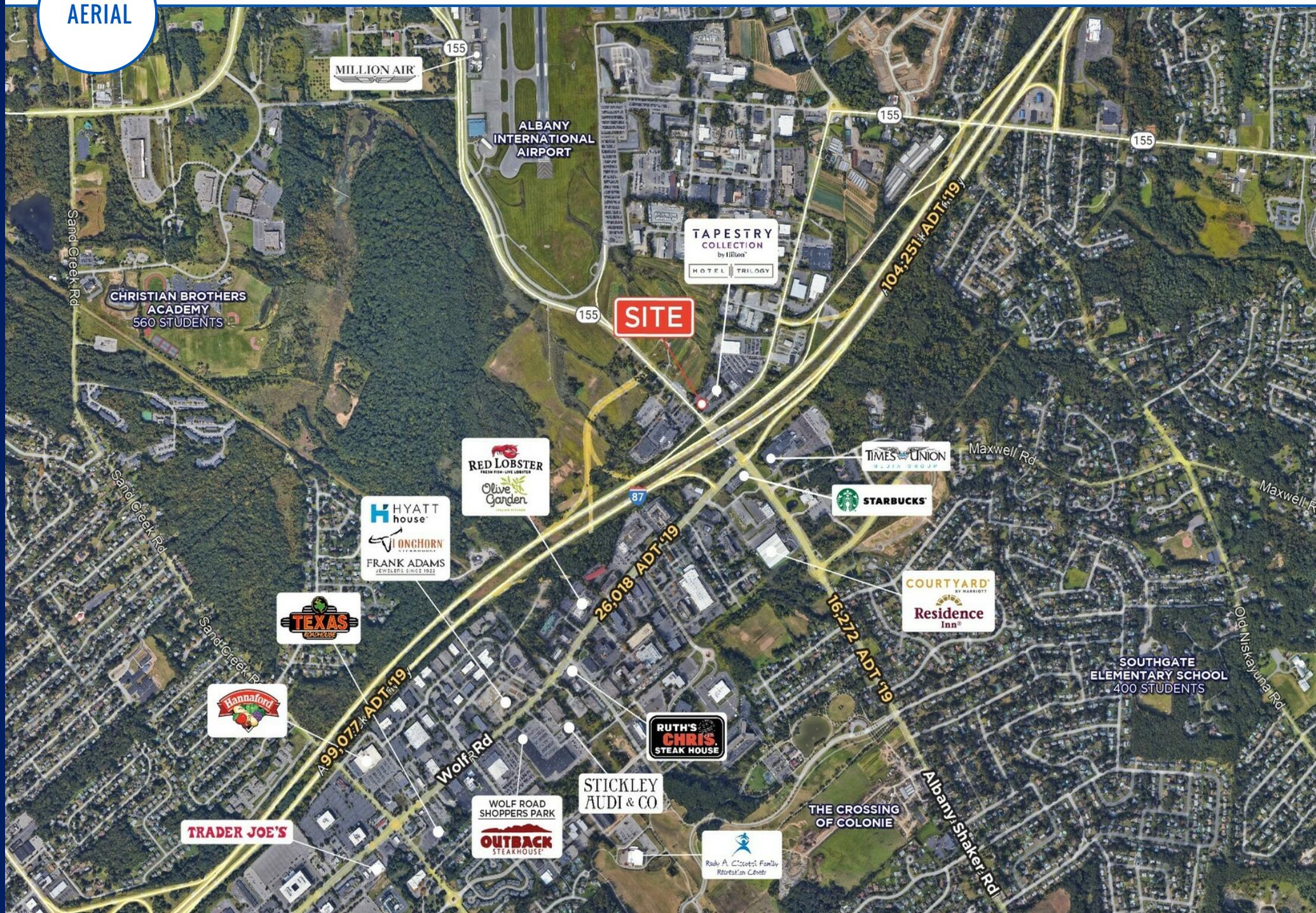
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SHANNON OLDER 518.785.8200 SOLDER@ATLANTICRETAIL.COM



AERIAL





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