



116 WOLF ROAD | COLONIE, NEW YORK

# RETAIL OR OFFICE SPACE FOR LEASE

1,200 SF RETAIL SPACE | FOR LEASE



# PROPERTY DETAILS

116 WOLF ROAD • 1,200 SF AVAILABLE • RETAIL OR OFFICE SPACE FOR LEASE

## PROPERTY HIGHLIGHTS

- 1,200 SF in-line space available at the corner of Wolf Road and Computer Drive West.
- Approximate Dimensions: 19' x 64'.
- Great small shop retail or professional office space.
- Wolf Road frontage.
- Surrounded by more than 2,000,000 SF of first class retail and 2,000,000 SF of office space.
- Daytime population of 96,780 within 3 miles.
- New pylon sign with individual tenant signage.
- Close proximity to I-90 and I-87.
- Located along CDTA's bus route.

## OFFERING SUMMARY

LEASE RATE \$24.00 psf NNN

NNN \$7.34

	1 MILE	3 MILES	5 MILES
 POPULATION	4,933	54,477	175,345
 DAYTIME POPULATION	15,970	96,780	231,883
 MEDIAN HH INCOME	\$90,899	\$95,856	\$80,943
 TOTAL HH	2,504	19,344	73,747
 MEDIAN AGE	46.3	37.1	37.9



**SITE  
AERIAL**

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**SITE AERIAL**

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**SITE**  
116 Wolf Road

Northway Shopping Center  
**TARGET**  
**JOANN**  
 Former  
**Marshalls**  
**Burlington**  
**Staples**  
 MISSION BBQ

**Low's**

**Bj's**

**verizon**  
**Delmonico's**  
 Italian Steakhouse  
**BONES**  
 Smokey Bar & Pizzeria Grill

**HOBBY LOBBY**

**T-Mobile**  
 MEN'S WEARHOUSE

**Hannaford**

**Pepper's**

**Panera**  
 BREAD™

**TRADER JOE'S**

**Bj's**  
 ETHAN ALLEN  
 sleep + number  
**CYCLE GEAR**

**Colonie Center**  
**WHOLE FOODS**  
**The Cheesecake Factory**  
**BARNES & NOBLE**  
**PF. CHANG'S**  
**macy's**  
**SIERRA TRADING POST**  
**FLOOR DECOR**  
**LL.Bean**  
**REGAL**  
**Boscov's**

**LONGHORN**  
 STEAKHOUSE  
**FRANK ADAMS**  
 JEWELERS SINCE 1922  
**FENIMORE**  
 JEWELRY REPAIRERS  
 Guided by Quality. Invested Together.

**Olive Garden**  
**RED LOBSTER**

**CHIPOTLE**  
 MEXICAN GRILL

**TEXAS**  
 CORNERS

Rudy A. Ciccotelli Family  
 Recreation Center  
 Pool & Fitness  
 7,000 Members

Colonie Central  
 High School  
 2,000 Students  
 175 Faculty + Staff

**RUTH'S CHRIS**  
 STEAK HOUSE

**STICKLEY**

Wolf Road Shoppers Park  
**OUTBACK**  
 STEAKHOUSE  
**Guitar Center**  
**The Tile Shop**

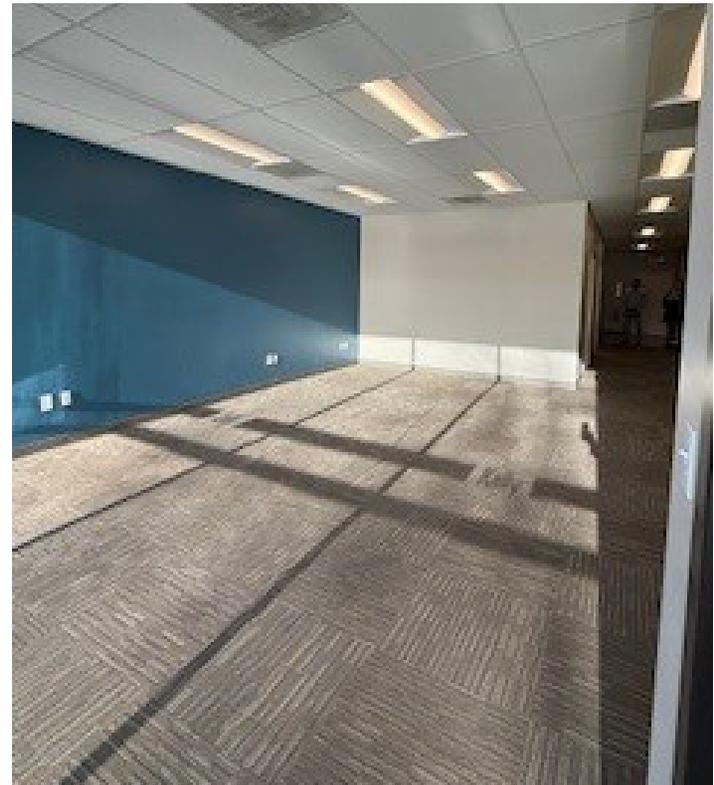
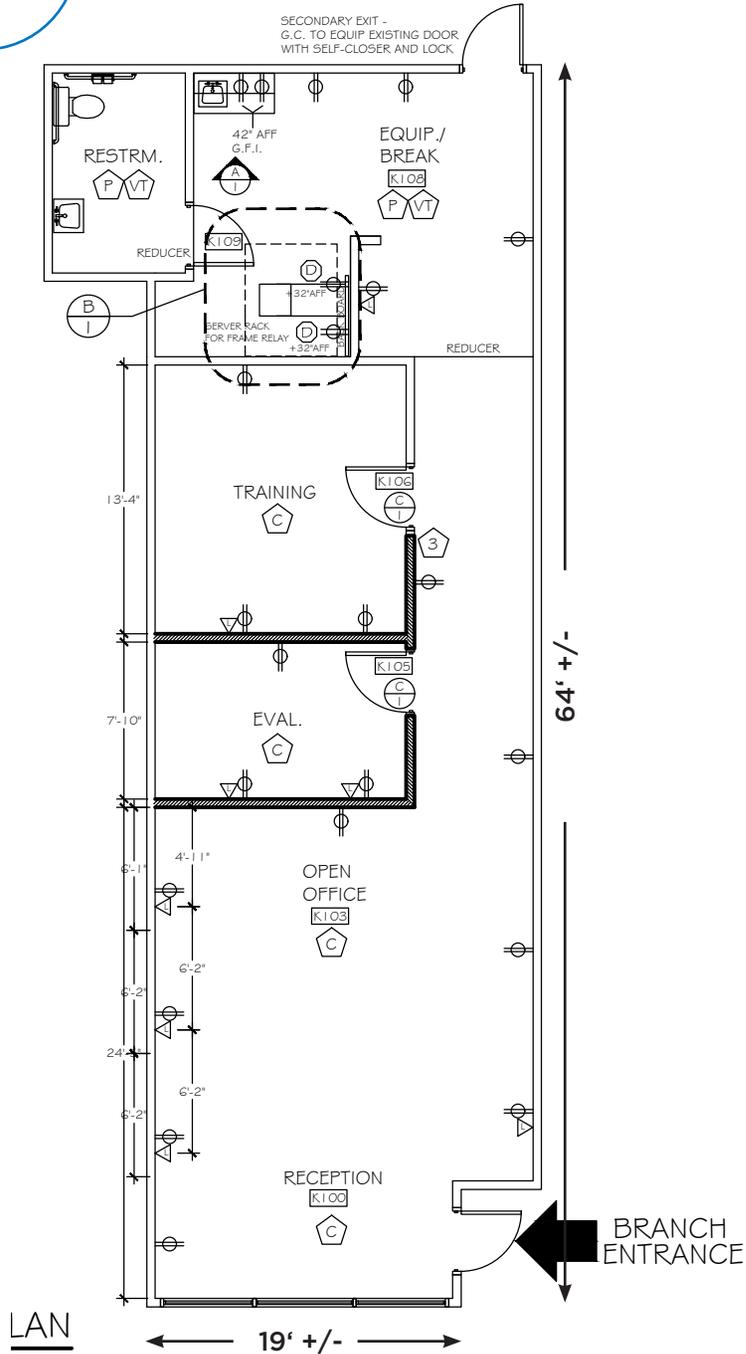
**The Crossings of Colonie**

**STARBUCKS**

LOD

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INTERIOR PHOTOS



116 WOLF ROAD, COLONIE, NEW YORK

# RETAIL OR OFFICE SPACE FOR LEASE

**1,200 SF AVAILABLE | FOR LEASE**

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518.785.8200

**ATLANTA**  
**BOSTON**  
**CHARLOTTE**  
**CHARLESTON**  
**LOS ANGELES**  
**NEW YORK CITY**  
**ORLANDO**  
**PITTSBURGH**  
**WEST PALM BEACH**

**WWW.ATLANTICRETAIL.COM**

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