

# WOLF ROAD PARK



a legacy property *Reimagined*



PROJECT  
DETAILS

PROPERTY HIGHLIGHTS

- A community retail center with a blend of national and regional tenants.
- Destination draws unique to the region include Stickley, The Tile Shop, Guitar Center, Talbots Outlet, Fleet Feet, Mark Thomas Men’s Apparel, and the only Ruth’s Chris in Upstate New York.
- Proximate to neighborhoods of Loudonville, Colonie, Latham, and Albany.
- Convenient access to I-90 & I-87.
- The *reimagined* center will include upgraded facades, landscaping, lighting, painting, and hardscapes.
- Junior anchor and small tenant spaces available.
- Within walking distance of 400 apartments, 100,000 sf of office space, and a 72,000 sf community fitness center with over 7,000 members.

OFFERING SUMMARY

AVAILABLE SPACE	Call for Details
TRAFFIC COUNTS	Wolf Road: 26,000 cars per day I-87: 99,000 cars per day
DETAILS	Immediate availability Signalized access Panels & digital sign at Wolf Road monument sign Renovations underway

2024 DEMOGRAPHICS	1 MILE	3 MILES	5 MILES	10 MILES
TOTAL POPULATION	5,026	54,537	179,085	536,597
DAYTIME POPULATION	16,601	97,238	235,853	602,340
TOTAL HOUSEHOLDS	2,518	19,220	74,936	227,102
MEDIAN HH INCOME	\$90,979	\$100,042	\$78,784	\$79,356



# SITE PLAN

WOLF ROAD PARK • UP TO 28,000 SF AVAILABLE • RETAIL SPACE



Ruby A. Clissett Family  
Recreation Center  
Pool & Fitness  
Facility  
7,000 Members

4.24 AC  
VACANT LAND

5.9 AC  
VACANT LAND

13,974 SF

3,117 SF

1,960 SF  
4,250 SF

UP TO  
28,000 SF

UP TO  
24,000 SF

25,767 ADT '23

HYATT  
hotel  
2024



## TOWN OF COLONIE, NEW YORK

The Town of Colonie has often been referred to as the “Crossroads of the Capital District”. Colonie Township contains about 57 square miles of land situated in the north-east corner of Albany County, and bordered on its north by the Mohawk River and on its east by the Hudson River. Since Colonial times people had to cross through what is now Colonie in order to make their way between the cities of Albany, Schenectady or Troy.

The Town of Colonie’s unique location has contributed to its continued growth and prosperity over time. Colonie offers convenience with easy access throughout the Capital Region by means of I-87, Route 5 (Central Avenue), Route 7 (Troy Schenectady Road), and Route 9 (Loudon Road), and the Albany International Airport. Residential neighborhoods have flourished and retail stores both large and small migrate to the Town. (colonie.org)



AERIAL

COLONIE, NY • UP TO 28,000 SF AVAILABLE • FOR LEASE

SITE





145 WOLF ROAD, COLONIE, NEW YORK

# WOLF ROAD PARK

UP TO 28,000 SF AVAILABLE | FOR LEASE

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