WOLF ROAD PARK



a legacy property Reimagined



#### **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
<u>3</u>		DAYTIME POPULATION	16,601	97,238	235,853	602,340
L L	J	TOTAL HOUSEHOLDS	2,518	19,220	74,936	227,102
J.	\$	MEDIAN HH INCOME	\$90,979	\$100,042	\$78,784	\$79,356





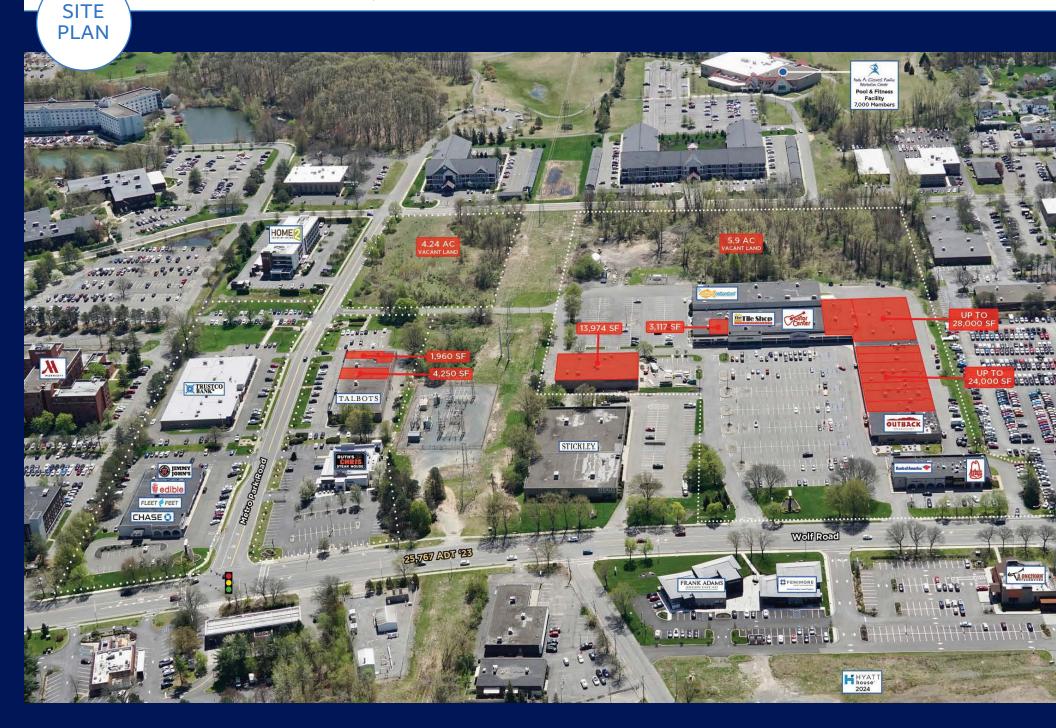
















#### TOWN OF COLONIE, NEW YORK

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 througout 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)









145 WOLF ROAD, COLONIE, NEW YORK

# WOLF ROAD PARK

UP TO 28,000 SF AVAILABLE | FOR LEASE

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