

FOR LEASE

# Join Whole Foods, Sierra Trading Post, and Floor & Décor at Colonie Center

1425 Central Ave, Albany, NY 12205



### PROPERTY INFO

- Premier regional shopping center located in the heart of New York’s Capital Region.
- High profile space adjacent to Whole Foods Market, Sierra Trading Post, and Floor & Décor in 1.3 million-square-foot enclosed regional shopping center with over 100 specialty stores and many stores that are unique to the market.
- Intersection of Central Avenue (33,490 AADT) and Wolf Road (26,018 AADT), easily accessible from I-87 and I-90.
- Co-tenants include Boscov’s, Macy’s, L.L. Bean, Whole Foods Market, Fun City, Regal Cinemas, H&M, Barnes and Noble, P.F. Chang’s China Bistro, Cheesecake Factory, Nordstrom Rack, etc.

### 2024 Demographics

	3 Miles	5 Miles	10 Miles
Population	59,915	181,390	529,569
Average HH Income	\$116,535	\$108,272	\$109,629
Est. Adj. Daytime Demographics (16+)	78,142	186,451	436,279

### AVAILABLE SPACE

### CALL FOR PRICING

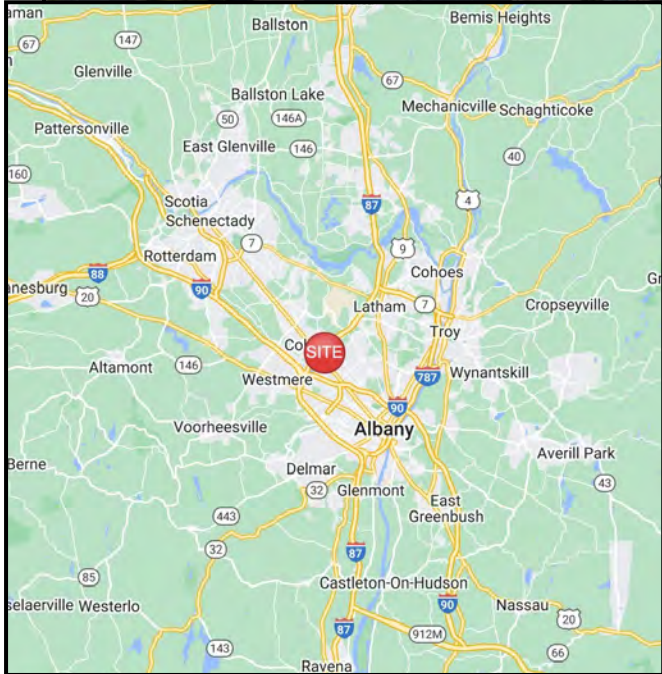
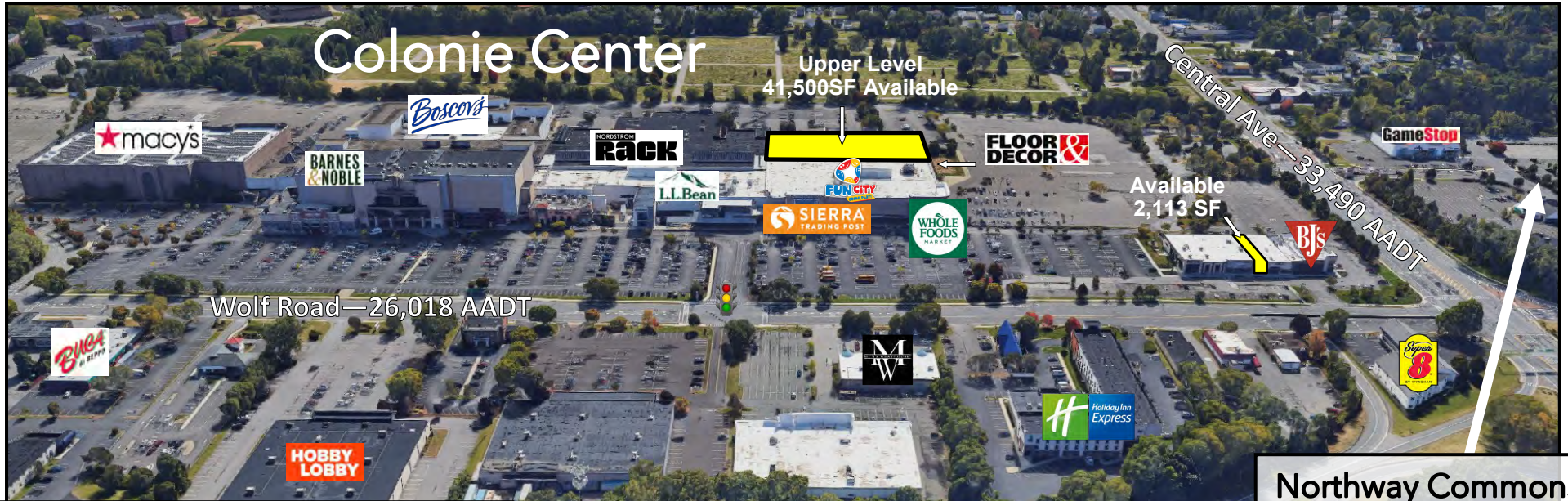
- ± 41,500 SF – can be subdivided
- ± 4,150 SF
- ± 2,113 SF – out-parcel building facing Wolf Road
- Out-parcels facing Central Ave and Wolf Road
  - Ground lease or BTS up to 15,000 SF

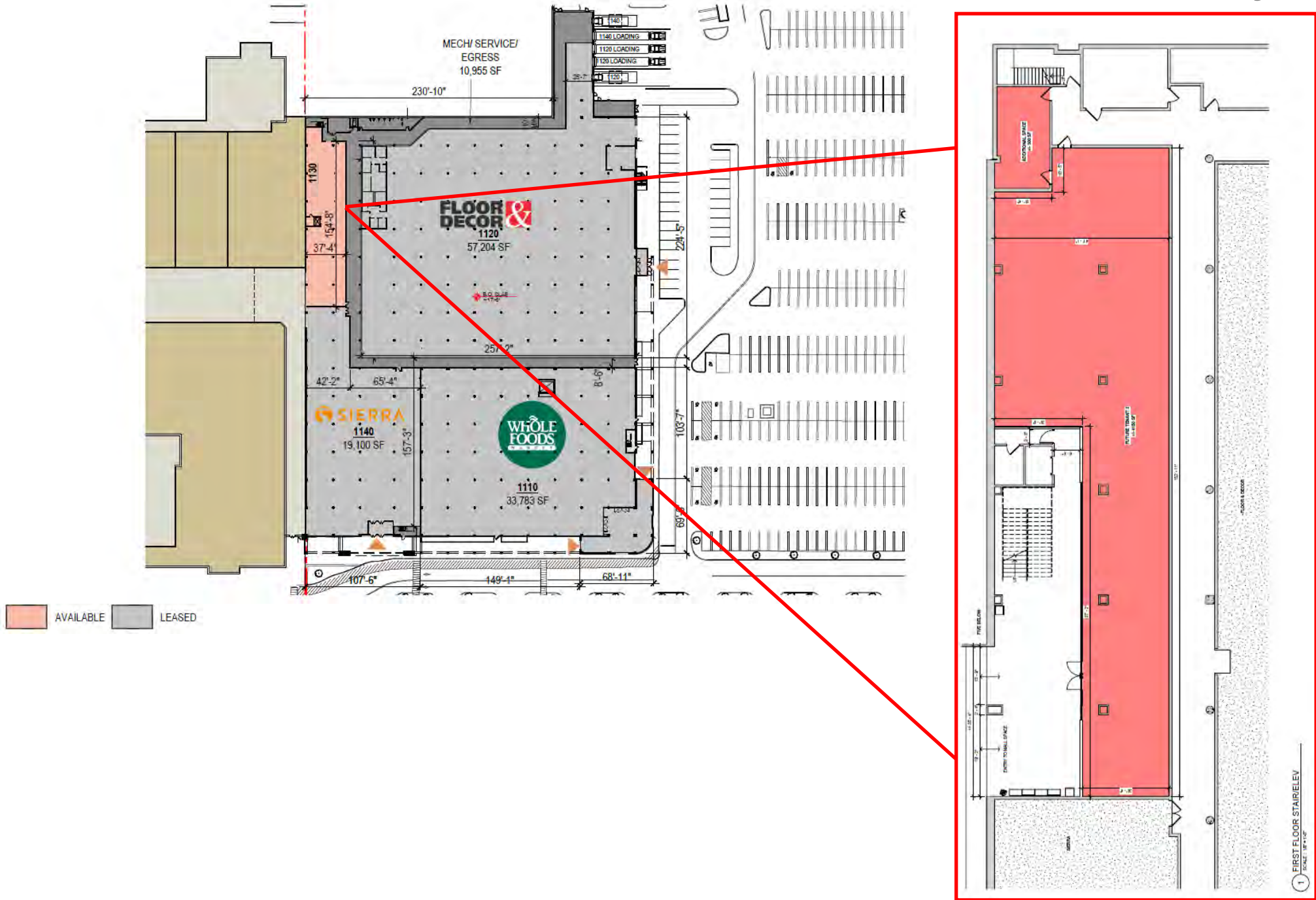
Alex Kutikov, Principal  
Licensed Real Estate Broker

Gordon Heeps, Principal  
Licensed Real Estate Broker

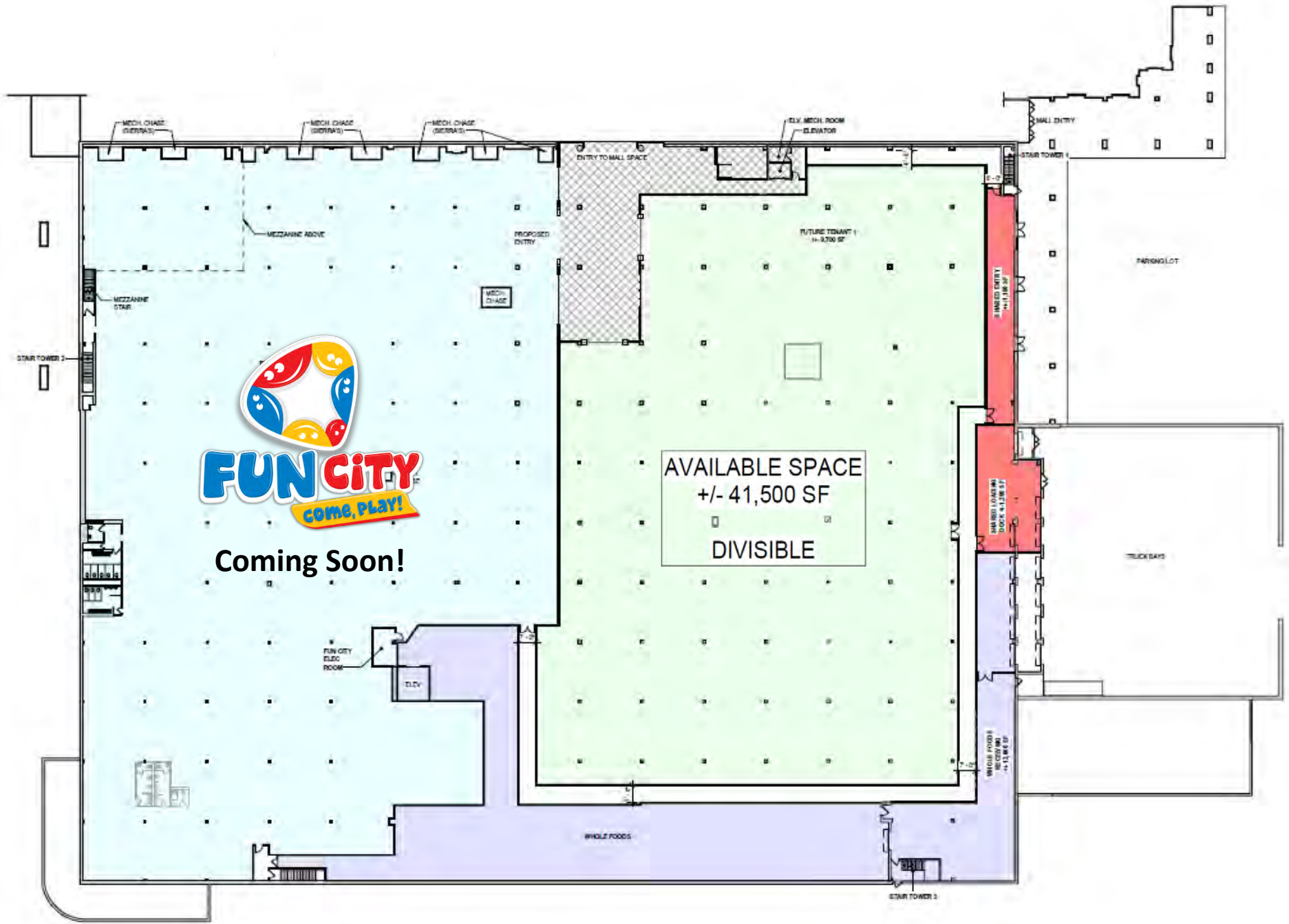


Value...through performance

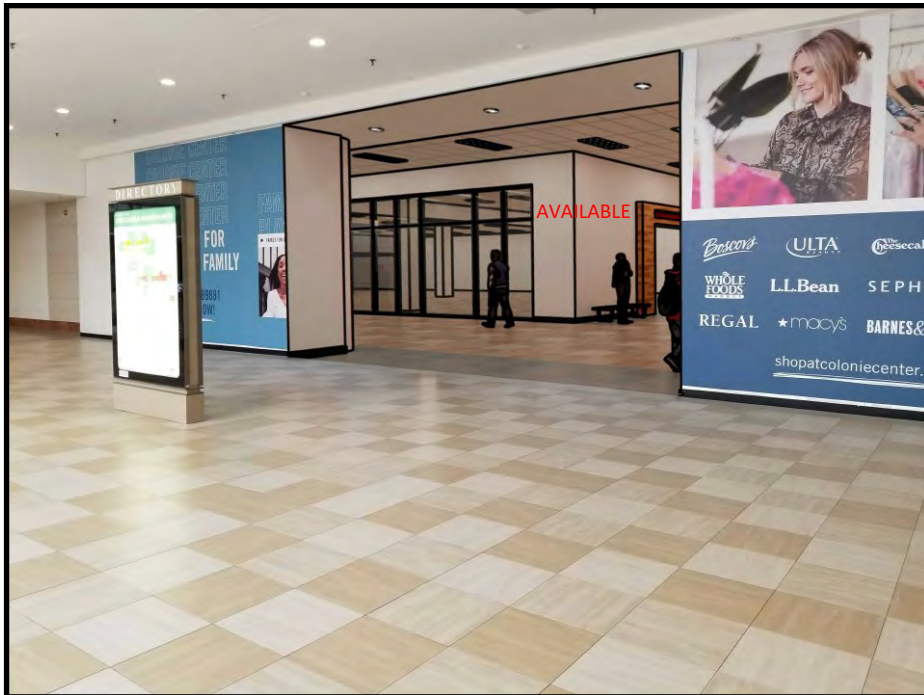








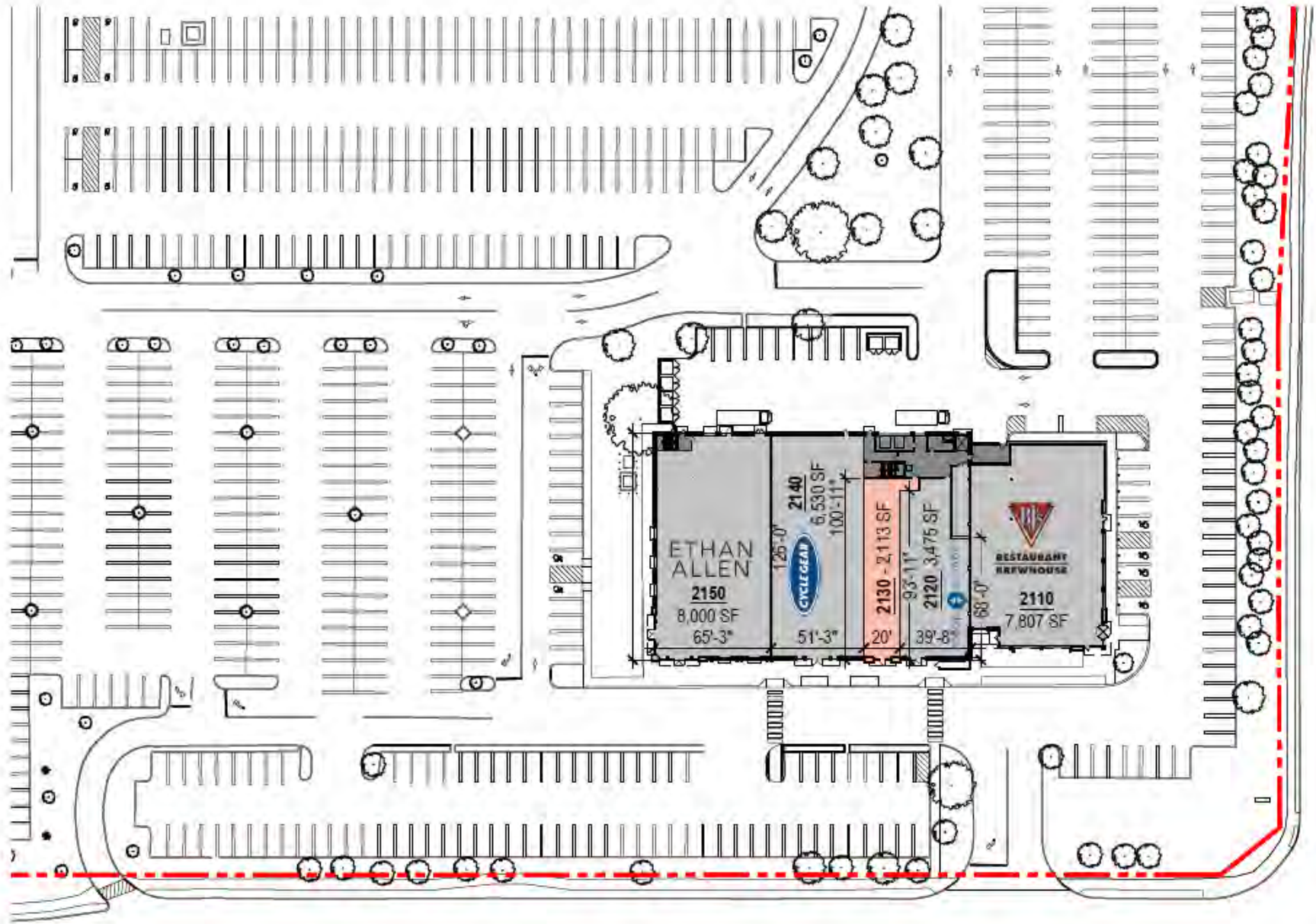






Direct access from second level parking.



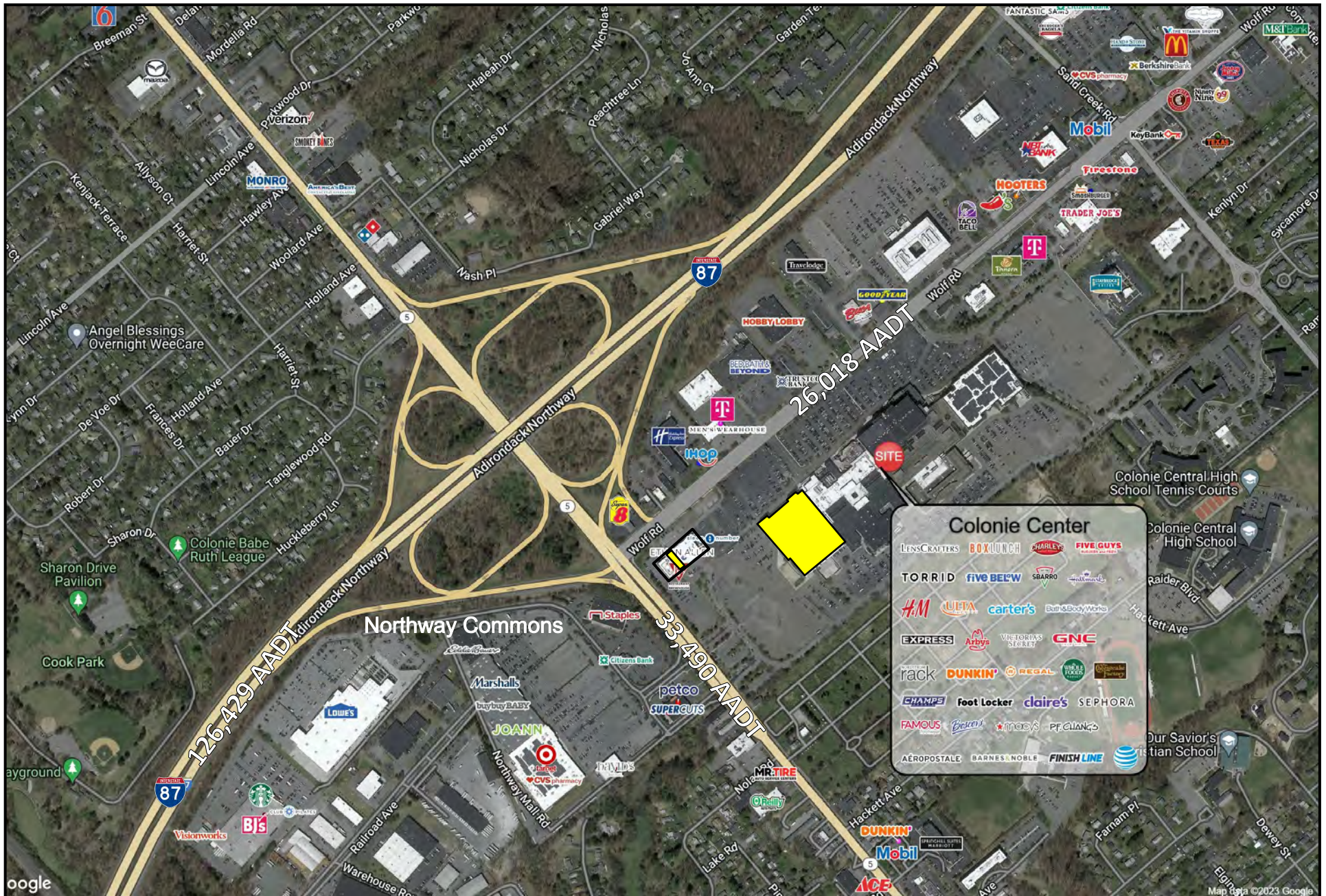




 AVAILABLE  LEASED

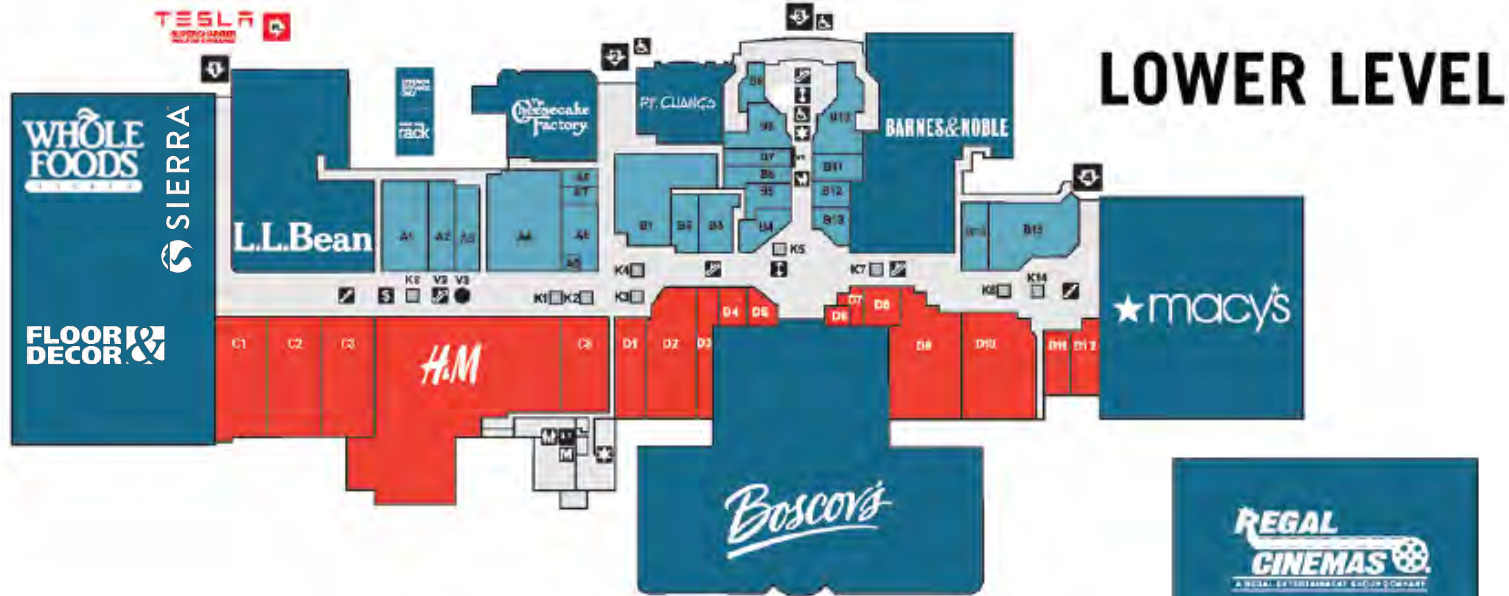
Out-parcel building facing Wolf Road  
2,113 SF Available







2,113 SF Available



# LOWER LEVEL

41,500 SF Available

# UPPER LEVEL



Alex Kutikov, Principal  
Licensed Real Estate Broker

Gordon Heeps, Principal  
Licensed Real Estate Broker



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