

FOR LEASE

105 WOLF ROAD, COLONIE, NEW YORK



THE CAPITAL REGION'S PREMIERE RETAIL DEVELOPMENT SITE AT THE EPICENTER OF WOLF ROAD

SITE FEATURES

- **Zoning: COR Commercial Office Retail**
- Join Chipotle Mexican Grill
- 130+ parking spaces
- **FULL ACCESS** - ingress and egress on both Wolf Road and Sand Creek Road
- Wraps signalized intersection at epicenter of Wolf Road
- Premiere Wolf Road address offering approximately 3.7 acres for First Class Commercial Development in the Capital Region's best retail corridor
- Very strong daytime & residential population density

LOCATION

- Easy access to I-87, Central Avenue and I-90
- Visible signage space available on the exterior facade and project pylon
- Located in the heart of New York's Tech Valley, with easy access to New York State Offices, Sematech and Global Foundries (the largest commercial development project in the United States).



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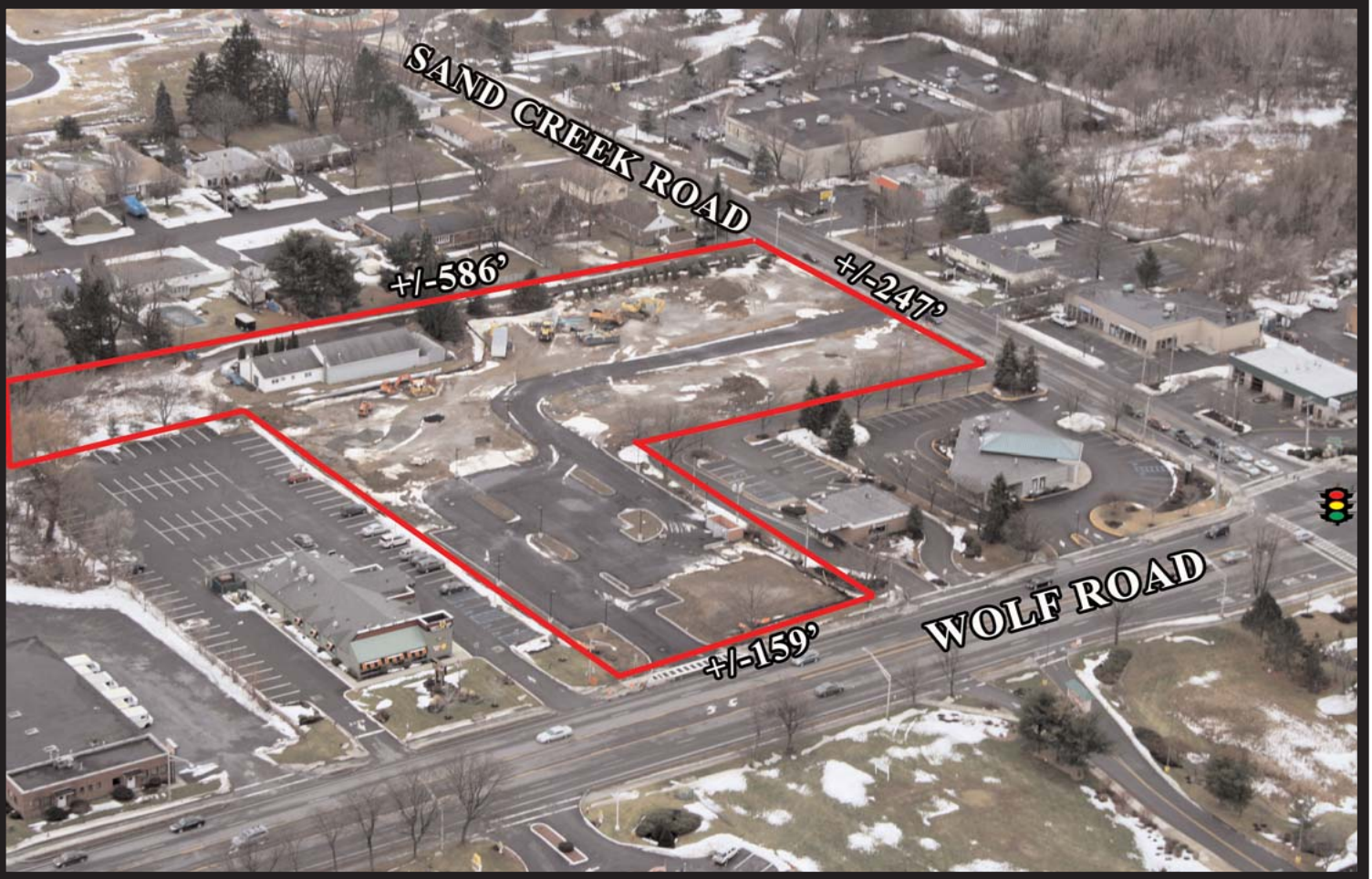
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MEMBER OF
INTERNATIONAL
COUNCIL OF
SHOPPING
CENTERS

DEMOGRAPHICS

	1 MILE	2 MILE	3 MILE	4 MILE	5 MILE
TOTAL BUSINESSES	795	2,114	4,458	6,642	9,580
TOTAL EMPLOYEES	13,907	37,105	79,468	114,633	182,460
WHITE COLLAR OCCUPATIONS	8,701	23,839	51,850	75,861	182,460
BLUE COLLAR OCCUPATIONS	5,178	13,210	27,459	38,537	62,168
POPULATION	5,201	24,261	51,464	104,125	165,127
AVERAGE HOUSEHOLD INCOME	\$66,792	\$75,817	\$82,139	\$81,255	\$75,634
MEDIAN HOUSEHOLD INCOME	\$58,200	\$64,993	\$66,731	\$63,498	\$57,588
MEDIAN AGE	47.6	46.7	41.7	40.0	39.0
TOTAL HOUSEHOLDS	2,375	9,916	18,554	40,072	67,645
ASSOCIATES DEGREE OR HIGHER	45.7%	44.5%	48.1%	50.6%	50.5%



1. Colonie Center: Sears, L.L. Bean, Cheesecake Factory, PF Changs, Applebees, Barnes & Noble, Macy's, Boscov's

2. Dunkin Donuts, Office Max, Friendly's

3. Days Inn, IHOP, Starbucks, Mens Wearhouse, T-Mobile, Bed Bath and Beyond, Trustco Bank, Toys R Us

4. Econo Lodge, Bucca de Beppa, Taco Bell, Chili's, NBT Bank

5. Hannaford, CVS, Brueggers Bagels, McDonald's, Vitamin Shoppe, Fed/Ex, Kinkos, Casual Male XL, Denny's, Citizen's Bank (in Hannaford)

6. HSBC, First Niagara, Ninety Nine Restaurant, Wolf 111, M and T Bank

7. Sherwin Williams, Pier 1 Imports

8. Arby's, Bank of America, Outback Steakhouse, Smoke Mountain Flooring Outlet, H and R Block, Capital Communications Federal Credit Union, Macaroni Grill, Key Bank

9. Burger King, Marriott Courtyard, Red Lobster, Olive Garden, Dunkin Donuts

10. Pizza Hut, Holiday Inn, Hampton Inn

11. Red Roof Inn, Best Western, Homewood Suites

12. BJ's, Lowe's, Eddie Bauer Outlet, Dress Barn, Marshalls, Staples, Charter One, Petco, Kost Tire, Buy Baby Buy, Jo-Ann, Super Shoes, Empire Wine & Liquor Outlet, Target.

