

QUACKENDERRY COMMONS

RT. 4, NORTH GREENBUSH, NY



Quackenderry Commons is an approved Planned Development District ideally located just off Exit 8 of I-90 in North Greenbush, NY. Strategically located in the retail center along the Route 4 corridor, only ten minutes from downtown Albany, NY. Conveniently accessible to the interstate, rail station and airport. Adjacent retailers include Home Depot, Target, Super Wal-Mart and Regal Cinemas, just to mention a few.

Quackenderry Commons will have three unique areas made up of retail, a hotel and apartments. The retail area covers 28 +/- acres with more than 1500' of frontage along Route 4 extending to the exit 8 connector off I-90. The center will have visibility from the I-90 connector to Route 4. Pad sites are available from one acre up in addition to build to suit opportunities for larger retailers.

QUACKENDERRY COMMONS IS LOCATED 1.82 MILES FROM RENNELAER TECHNOLOGY PARK WHICH HAS:

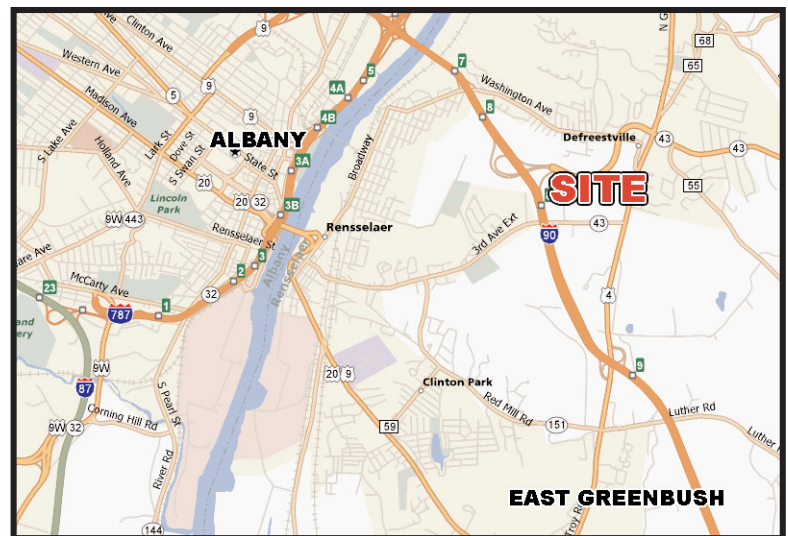
- More than one million square feet of high tech offices • More than 50 companies with more than 2,400 employees
- The two largest tenants are Metropolitan Life Insurance Company & Pitney Bowes MapInfo with 212,000 & 210,000 square feet respectively

DEMOGRAPHICS

	1 MILE	3 MILE	5 MILE
POPULATION	2,514	24,708	89,871
AVG. HH INCOME	\$73,701	\$69,604	\$52,613
MEDIAN AGE	45.1	39.7	36.4
TOTAL BUSINESSES	104	974	5,193
TOTAL EMPLOYEES	1,577	10,578	75,137

TRAFFIC COUNT

26,450 (2008 AADT)



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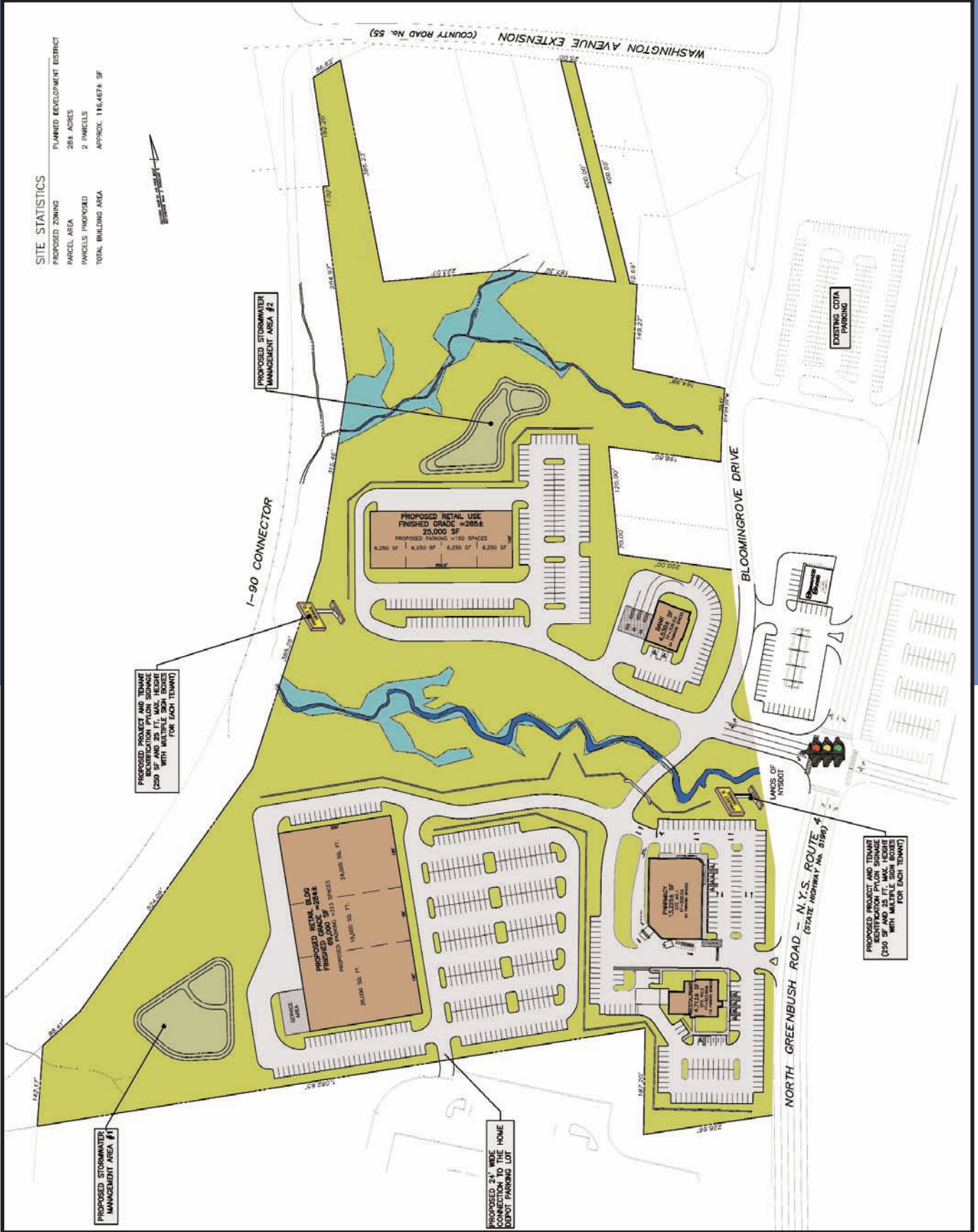
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SITE STATISTICS

PLANNED DEVELOPMENT DISTRICT
 PROPOSED ZONING
 PARCEL AREA 284 ACRES
 PARCELS PROPOSED 2 PARCELS
 TOTAL BUILDING AREA APPROX. 116,487 SF



PROPOSED STORMWATER MANAGEMENT AREA #1

PROPOSED PROJECT AND TENANT IDENTIFICATION Pylon SIGNAGE (150 SF AND 25 FT. MAX. HEIGHT WITH MULTIPLE SIGN BOARDS FOR EACH TENANT)

PROPOSED STORMWATER MANAGEMENT AREA #2

PROPOSED 24' WIDE CONNECTION TO THE HOME DEPOT PARKING LOT

PROPOSED PROJECT AND TENANT IDENTIFICATION Pylon SIGNAGE (150 SF AND 25 FT. MAX. HEIGHT WITH MULTIPLE SIGN BOARDS FOR EACH TENANT)



68,000 SQ FT BUILDING



30,000 SQ FT BUILDING