



SHOP



DINE



UNWIND

CENTER AT A GLANCE

Colonie Center generates in excess of \$300 million in sales a year with top producers Macy's, Boscov's, Whole Foods, L.L. Bean, Nordstrom Rack, Sephora, Bose, The Cheesecake Factory, and a state-of-the-art all digital Regal Cinema. Tenants which opened within the last year include Motherhood Maternity (new & improved), Francesca's, J. Crew Mercantile, Ulta, Bath & Body Works/White Barn Candle, Charleys Philly Steaks, Threading Experts, AT&T (new and improved) and Stir Fry 88. The Center will be welcoming several retailers in 2017 including Carter's, H&M and T-Mobile.

- ▶ Overachievers include:
 - Macy's: Top producer in the region outside NYC. Its success has earned it the nickname "Mini Herald Square" by Macy's Management.
 - The Cheesecake Factory: A top 20 store in the national chain; sales trending 21% above national average.
 - LL Bean: The second highest grossing store in the retail chain.
 - Sephora: Doubled their initial projected sales volume.
- ▶ Voted "The Best Shopping Center" in the Capital Region for the past nine years in a *Times Union* readers poll. The Center recently completed a multi-million dollar renovation which included updated restrooms, a state-of-the-art family lounge with nursing facilities, brand new center court and food court areas and updated soft seating throughout.
- ▶ The daily traffic of Wolf and Central combined is 67,626 vehicles daily. An additional 98,438 vehicles pass by on 187.
- ▶ Albany is ranked as one of the top ten safest places to live in the country. The average household income is over \$80,273 with a total population of 718,807 within a 20-mile radius. 26.8% have an average household income in excess of \$100,000 or more.
- ▶ Albany is easily accessible via road, rail, and air. It is a three (3) hour drive from New York City and Boston and a four (4) hour drive from Montreal. It is also a popular day trip locale for residents of the Adirondacks and Saratoga to the north, the Catskills and Hudson Valley to the south, the Berkshires and Vermont to the east, and the Finger Lakes region to the west.
- ▶ Being the Capital, Albany is the hub of the Northeast and home to over 97,160 state, local, and federal employees. A network of service industries, especially restaurants and food stores, law firms, and related businesses, has grown up in Albany to serve the needs of government.
- ▶ 30 hotels can be found within a two mile radius of Wolf Road totalling 3,581 rooms. Occupancy rates are near capacity every weekday to accommodate the estimated 2,239,199 annual overnight visitors to the area. Staybridge Suites, a state-of-the-art extended stay hotel offering 115 rooms, is located directly behind Colonie Center across from Macy's.
- ▶ 22 Colleges and Universities within 50 miles with an economic impact of over \$200 million. The student population of over 75,000 graduate from well-known universities such as Union College, Rensselaer Polytechnic Institute, Skidmore College, Siena College, and the State University at Albany.
- ▶ Home to the region's "Tech Valley," Albany has emerged on the international stage in high-tech industries such as nanotechnology, biotechnology, homeland security, information technology and alternative energy. The recent addition of tech-valley powerhouse GlobalFoundries offers the current largest commercial capital expansion project in the United States and an anticipated future investment upwards of \$10 billion dollars.
- ▶ Rivers Casino & Resort at Mohawk Harbor opened February 8, 2017, just 16 miles west of Colonie Center. The casino will have 1,150 slot machines and 79 poker & gaming tables. A 163-room hotel will also be attached to the project. The casino employs 1,000 people and draws an estimated 2.8 million visitors annually to the area.



KEY RETAILERS

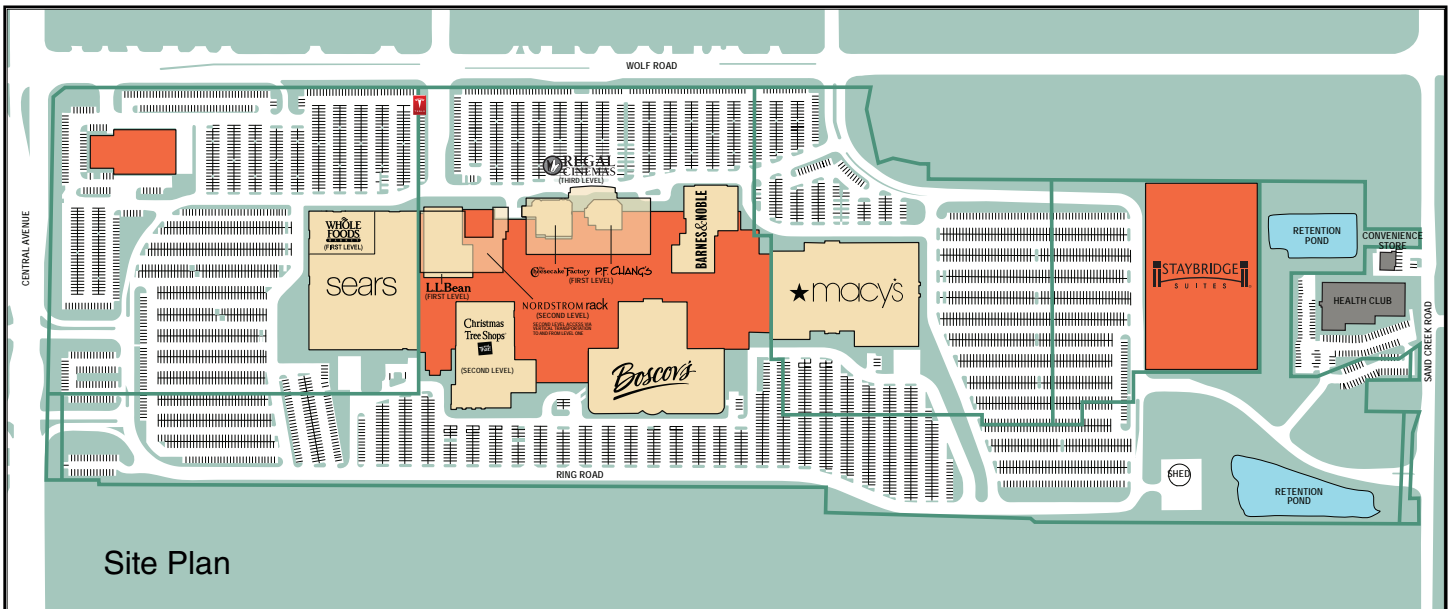
- Macy's
- Whole Foods
- Nordstrom Rack
- L.L. Bean
- Sephora
- Barnes & Noble
- Ulta Beauty
- The Cheesecake Factory
- P.F. Changs
- H&M - Coming in 2017
- Carter's - Coming Soon



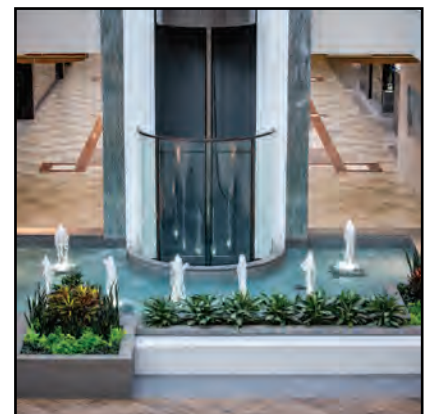
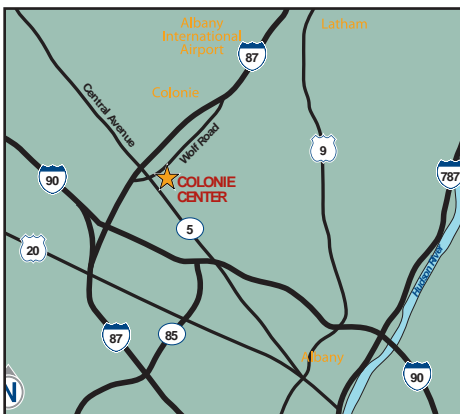
William L. Cappelletti
Clifton Realty Management
333 West Washington Street - Suite 600
Syracuse, NY 13202
C 315.200.1874 | F 315.471.1154
wcappelletti@cliftonrm.com

Stephen A. Cassella
Clifton Realty Management
17 Woodcliff Drive
Madison, NY 07940
C 201.694.3210
scassella@cliftonrm.com

COLONIE CENTER | ALBANY | NEW YORK



Site Plan



STATISTICS - PROPERTY DATA	
Opening Date	1966
Site	96 acres
Parking	5,273 spaces
Total Stores	100+
Levels	2
LEASABLE AREA	
Total Center GLA	1,341,927 s.f.
Small Shops	331,677 s.f.
Anchors (Total)	1,010,250 s.f.
Macy's	299,436 s.f.
Sears	275,811 s.f.
Boscov's	225,000 s.f.
Christmas Tree Shops	56,300 s.f.
Regal Cinemas	55,268 s.f.
Nordstrom Rack	34,698 s.f.
Barnes & Noble	34,440 s.f.
L.L. Bean	29,297 s.f.

Colonie Center recently completed a multi-million dollar renovation which upgraded the overall look and feel of the center. Upgrades included new restrooms and state-of-the-art family lounge facilities including private areas for nursing mothers, an updated center court area with attractive fountain feature, a new food court design equipped with iPads for shopper use and updated soft seating areas throughout the center.

VOTED BEST SHOPPING CENTER IN THE CAPITAL REGION FOR THE PAST NINE YEARS IN A TIMES UNION READER'S POLL



DEMOGRAPHICS	10-MILE RADIUS	20-MILE RADIUS
Population	514,135	718,807
Total Households	212,662	295,010
Avg. Household Income	\$78,531.00	\$82,273.00
Median Age	37.3 years	39.4 years

Colonie Center
 131 Colonie Center
 Albany, New York 12205
 tel 518.459.9020
 fax 518.459.2147
www.shopatcoloniecenter.com

VIRTUAL TOUR: www.shopatcoloniecenter.com/info/tour