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65 WOLF ROAD | COLONIE, NEW YORK

NEWBURY PLAZA






3,225 SF AVAILABLE | RETAIL STRIP CENTER



PROJECT
DETAILS

NEWBURY PLAZA • 3,225 SF AVAILABLE • RETAIL STRIP CENTER

AVAILABLE SPACE	3,225 sf in-line
ASKING RENT	\$30 psf NNN
NNN	\$ 9.59 psf
TRAFFIC COUNTS	Wolf Road: 27,384 ADT '24
PROPERTY HIGHLIGHTS	Highly visible location with interior access to Colonie Center and the adjacent properties anchored by Trader Joe's, Fidelity Investments, and The Boil Shack.
	Former medical office.
	Located along CDTA's bus route.
CO-TENANTS	Panera Bread, Capital Bank, Milan Laser Spa, & EyeMart.

	1 MILE	2 MILES	3 MILES
 POPULATION	3,410	9,597	26,984
 DAYTIME POPULATION	5,185	12,569	37,460
 MEDIAN HH INCOME	\$80,822	\$101,188	\$94,319
 TOTAL HH	1,723	4,442	11,985
 MEDIAN AGE	48.1	48.0	43.4



ZOOM
AERIAL

NEWBURY PLAZA • 3,225 SF AVAILABLE • RETAIL STRIP CENTER



- Colonie Center
- WHOLE FOODS MARKET
 - Goosecake Factory
 - BARNES & NOBLE
 - PF. CHANG'S
 - macy's
 - SIERRA TRADING POST
 - FLOOR DECOR
 - L.L.Bean
 - REGAL
 - Boscov's

TRADER
JOE'S

SITE

Panera
BREAD

Fidelity
INVESTMENTS

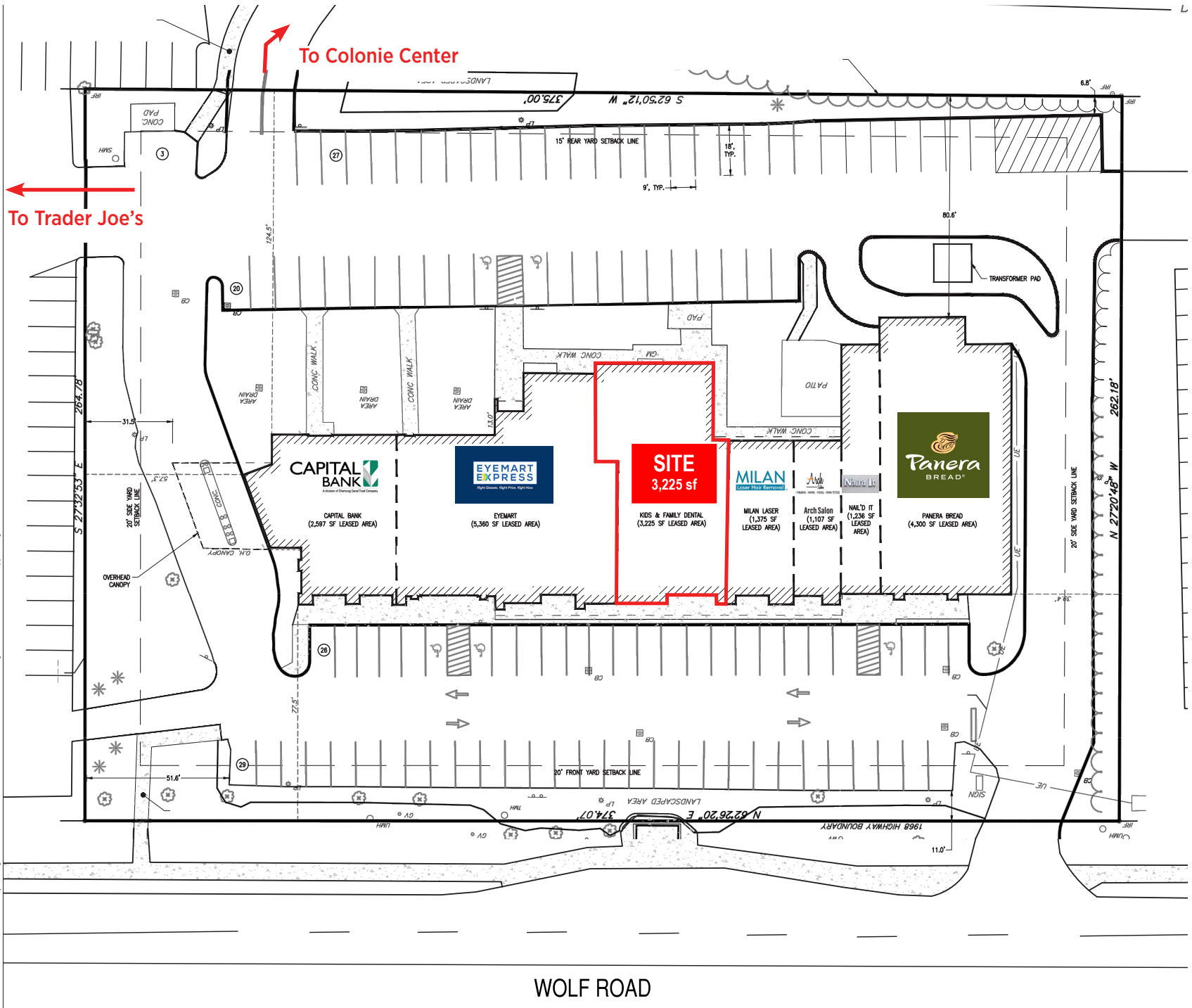
Colonie Center Access Road

27:384 ADT '24

Wolf Road

SITE PLAN

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**MID
LEVEL
AERIAL**

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Northway Shopping Center

- TARGET
- Marshalls
- Burlington
- Staples
- MISSION BBQ

SITE
NEWBURY PLAZA

TRADER JOE'S

Colonie Center

- WHOLE FOODS MARKET
- The Cheesecake Factory
- BARNES & NOBLE
- P.F. CHANG'S
- macy's
- SIERRA TRADING POST
- FLOOR DECOR
- L.L.Bean
- REGAL
- Boscon's

Colonie Central High School
2,000 Students
175 Faculty + Staff

The Crossings of Colonie

Road A. Clascot Family Recreation Center
Pool & Fitness
7,000 Members

65 WOLF ROAD, ALBANY, NEW YORK

NEWBURY PLAZA

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RETAIL ADVISORS