

A COMMUNITY EXPERIENCE  
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# COLONIE CENTER



▶ A COMMUNITY EXPERIENCE

COLONIE CENTER

#COMETOGETHER



COLONIECENTER

# COMMUNITY CULTURE CULTURE COMMERCE COMMUNITY CULTURE



## PROPERTY INFO

BUILT	1966
REDEVELOPMENT	2015
STORES	100+
TOTAL CENTER GLA	21,329,379
DAILY VISITS	10,000
PARKING SPACES	5,273
ANNUAL VISITORS	6 MILLION
ANNUAL SALES	\$300 MILLION
RESTAURANT SALES	\$30 MILLION

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TOTAL: \$330 MILLION

Located in the heart of New York's Capital Region, Colonie Center, a 1.3 million-square-foot enclosed regional shopping center with over 100 specialty stores. Anchored by Boscov's and Macy's, Colonie Center is home to many stores that are unique to the market - from the first L.L. Bean retail store in New York State to the only P.F. Chang's China Bistro in the Capital Region. The center is also home to one of the few Nordstrom Racks in New York, as well as a popular Whole Foods. The center is just five minutes from the Albany International Airport and major hotel chains and is accessible from Interstates 87 and 90. Positioned in New York's Tech Valley, Albany is the country's fastest growing high-tech community.



STAYBRIDGE  
SUITES

★ macy's

Boscov's

H&M

ULTA

REGAL  
ENTERTAINMENT  
GROUP

SEPHORA

Christmas Tree Shops  
Every Season. Every Reason.

BARNES  
& NOBLE

The  
Cheesecake  
Factory

L.L.Bean

CYCLE GEAR

TESLA

NORDSTROM  
rack

ETHAN  
ALLEN

BJ's  
RESTAURANT  
BREWHOUSE

WHOLE  
FOODS  
MARKET

sleep + number

NEW  
YORK  
STATE  
Department of Transportation

INTERSTATE  
87

WOLF RD

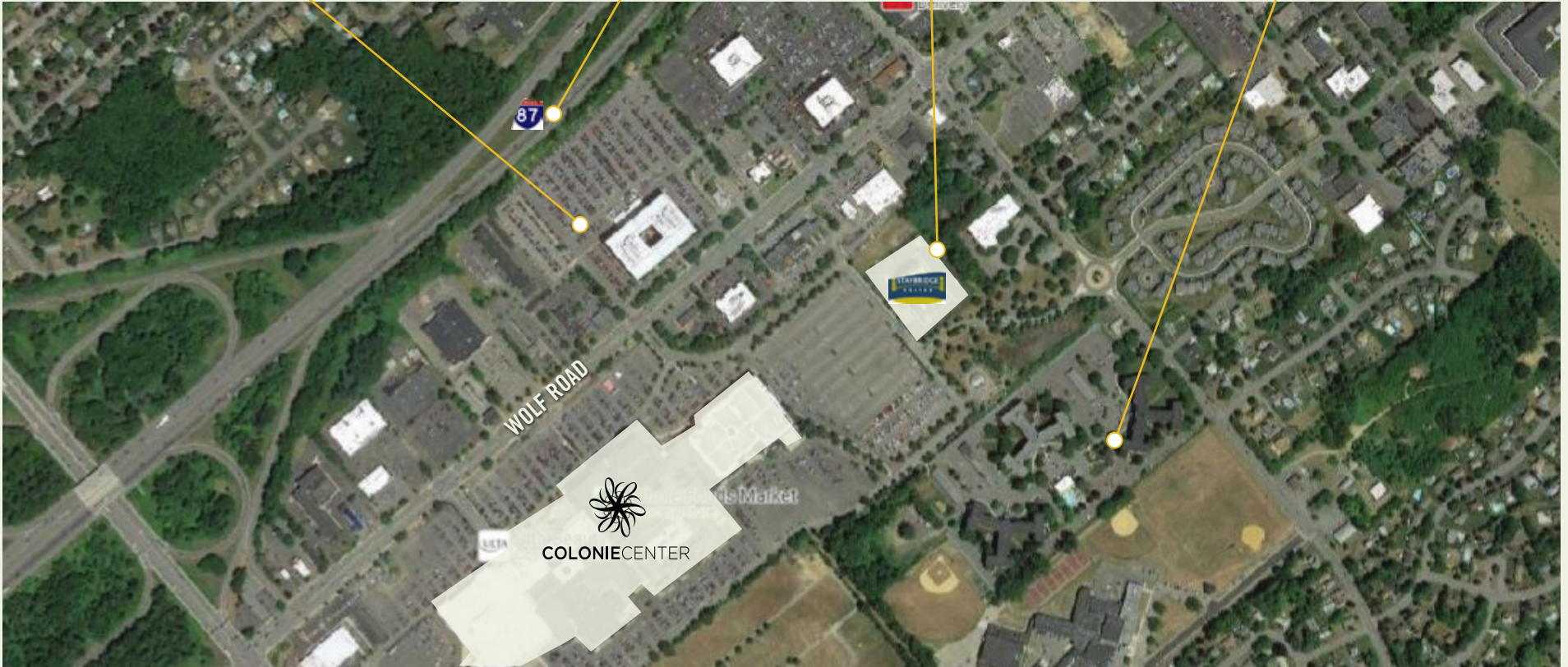
CENTRAL AVE

NYS DEPARTMENT  
OF TRANSPORTATION

I-87 ADIRONDACK  
NORTHWAY

STAYBRIDGE  
SUITES

THE TOWERS  
OF COLONIE



Colonie Center is strategically placed along Albany's Wolf Road, home to New York State's Department of Transportation, more than 50 restaurants/eating establishments and 27 services, including urgent cares, banks, grocery stores, and more. The Center is positioned directly off the I-87 Adirondack Northway, with three exits leading to the center. These exits see an average daily traffic count of over 110,000 vehicles.

There are 24 hotels within a two-mile radius of Wolf Road, totaling 2,968 rooms, all approaching maximum occupancy rates every weekday. There is also a residential apartment building, The Towers of Colonie, within walking distance of Colonie Center. In addition, there are 22 colleges and Universities within 50 miles, with an economic impact of over \$200 million. Notably, Albany's "Tech Valley" region encompasses 21,000 businesses, schools, and organizations that employ more than 531,000 workers.

# CRITICAL SITES

## LEGEND

- SCHOOLS
- CRITICAL SITES AND LANDMARKS
- COLONIE CENTER
- ⋯ 3-Mile Radius
- ⋯ 5-Mile Radius
- ⋯ 10-Mile Radius

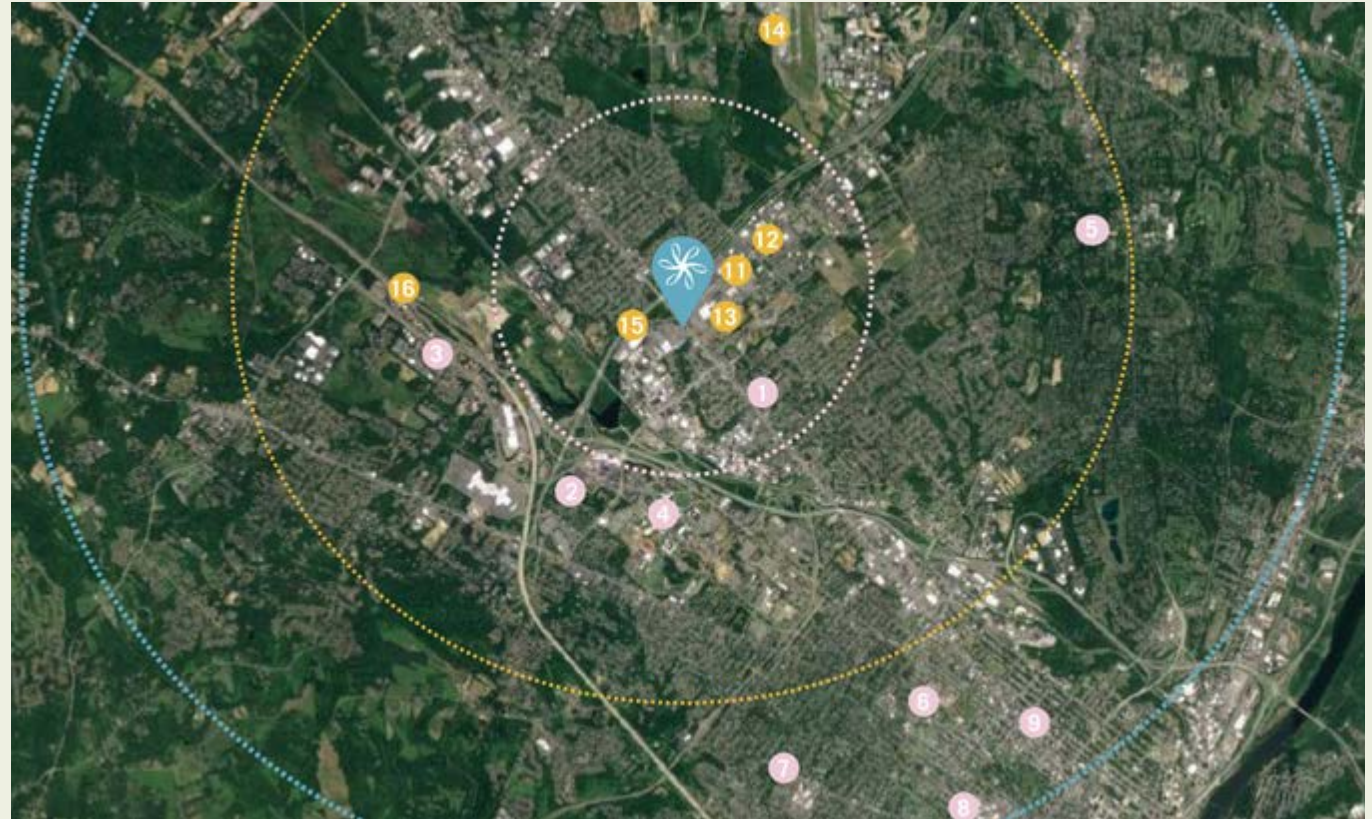
## SCHOOL ENROLLMENT INFORMATION

Sorted by Enrollment Count and Distance From Center

1. Bryant & Stratton College	419   2.3mi
2. SUNY Polytech Institue	2,200   3.0mi
3. Excelsior College	27,207   3.1mi
4. University of Albany	17,944   3.6mi
5. Siena College	3,221   4.9mi
6. The College of Saint Rose	3,983   5.6mi
7. Maria College	912   6mi
8. Albany College of Pharmacy	1,331   7.5mi
9. Hudson Valley Community College	10,896   8.7mi
10. Rensselaer Polytechnic Institute	9,539   9.9mi

## CRITICAL SITES AND LANDMARKS

11. Wolf Road
12. Wolf Road Hotels  
24+ Hotels
13. The Towers at Colonie
14. Albany International Airport
15. I-87 - The Northway
16. I-90



# A CENTRAL GATHERING PLACE

Colonie Center offers a destination that is memorable, experiential, exciting and fun.

This crown jewel provides an enhanced shopping experience by engaging the community, activating the center with entertainment, and excitement for shoppers of all ages.



- ANCHORS
- FOOD & BEVERAGE

# UPPER LEVEL LEASE PLAN



NORDSTROM rack

Christmas Tree Shops and That!

Boscov's

★ macy's

# LOWER LEVEL LEASE PLAN

- ANCHORS
- FOOD & BEVERAGE
- OUTPARCEL TENANTS



BARNES & NOBLE

NORDSTROM  
rack

WHOLE  
FOODS  
MARKET

Boscov's

★ macy's

L.L.Bean



# LOWER LEVEL / SITE PLAN



**WHOLE  
FOODS  
MARKET**

**SIERRA  
TRADING POST**

**FLOOR  
DECOR &**

**L.L.Bean**

**★ macy's**

*Boscov's*

NORDSTROM  
**rack**

**BJ's**  
RESTAURANT  
BREWHOUSE

**BARNES & NOBLE**

**STAYBRIDGE  
SUITES**



## COLONIECENTER

**9 MILES**

Northwest of downtown Albany

**EASY ACCESS**

To major highways 87N and I-90

**160,000**

vehicles passing daily

**435,033**

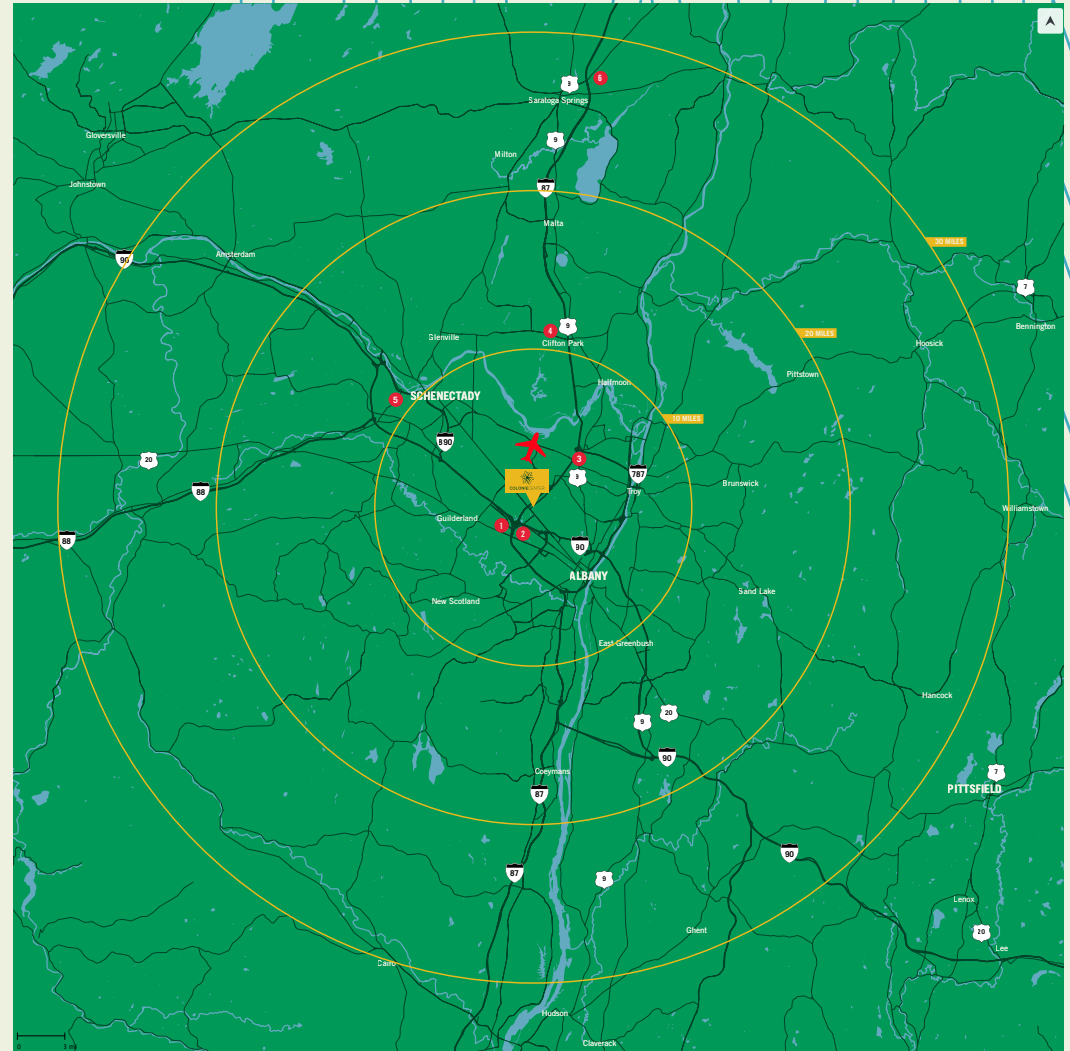
Employees within 10 miles

**+10 NYS Department Agencies**

Including DOT, OGS, OCFS, DOL, and OFT

**112**

Hotel rooms at neighboring Staybridge Suites



- 1 Crossgates Mall
- 2 Stuyvesant Plaza
- 3 Latham Farms

- 4 Clifton Country Mall
- 5 VIA Port Rotterdam
- 6 Wilton Mall

 Albany International Airport



Colonie Center represents the quaint and charm that embodies the Upstate New York lifestyle.





EASTER EGG HUNT



NOON YEARS EVE



COSMECON



COATS FOR KIDS

## Community Programming and Signature Events

**50+**

ANNUAL CENTER  
ACTIVATIONS

**5+**

SIGNATURE EVENTS  
PER YEAR

**15k+**

PARTICIPATING  
ATTENDEES PER YEAR

VISIT WITH SANTA



PHOTOS WITH THE BUNNY



TRUNK OR TREAT



EVENING OF GIVING



LOCAL DEMOGRAPHICS

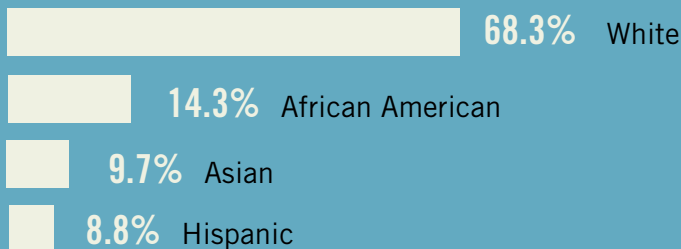
	3-MILE	5-MILE	10-MILE
POPULATION	59,376	179,381	525,209
TOTAL HOUSEHOLDS	23,594	74,986	221,183
AVG HOUSEHOLD INCOME	\$92,262	\$90,311	\$89,040

HOUSEHOLDS AND EDUCATION- 10 MILES RADIUS



**249,186+** College or Associate Degree  
**151,744+** Bachelor Degree or Higher

RACE & ETHNICITY- 10 MILE RADIUS

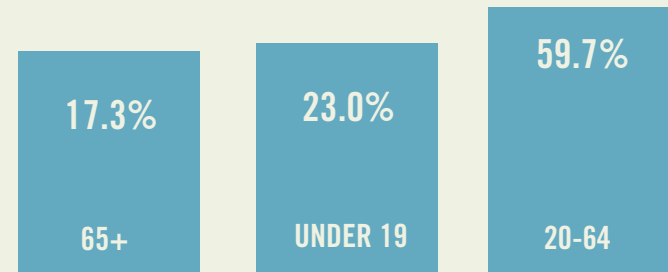


COLONIE CENTER

Estimated **6+ million** shoppers per year.

**\$2.3 Billion** total retail expenditure within a 5 mile radius  
**512,459** shoppers per month – **128,000+** shopper per week  
**803,208** trade population within a 30-mile radius

AGE- 10 MILE RADIUS



UNIQUE  
DINING EXPERIENCES



DOG FRIENDLY



24/7 SECURITY  
PRESENCE



COMMUNITY FUNDRAISING  
School bucks and community events



FAMILY  
PLAY PARK



LOCAL ART



FAMILY LOUNGE  
With Private Nursing Rooms



MAGNIFICANT  
TENANT MIX



AMPLE  
PARKING

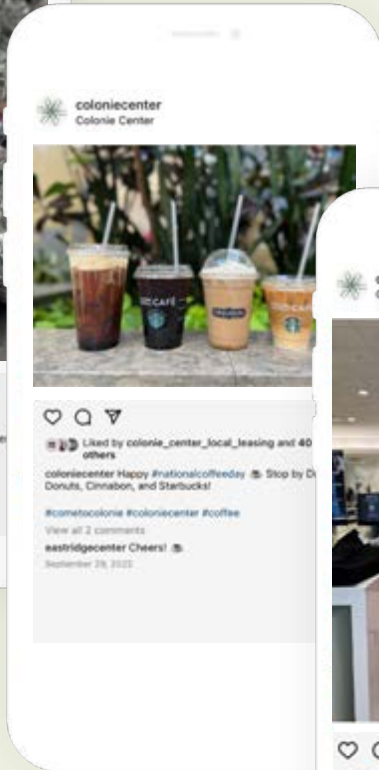
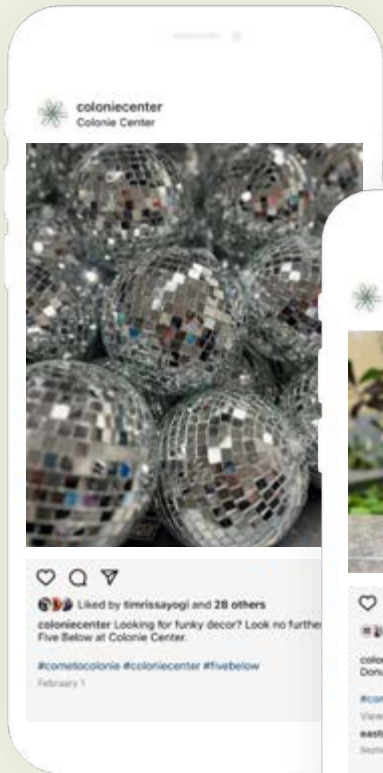


COMMUNITY ACTIVITIES  
& ENTERTAINMENT



VOTED CAPITAL REGION'S  
BEST SHOPPING CENTER  
14 YEARS IN A ROW

# BY THE NUMBERS



## FACEBOOK

**35,000+** Page Likes

**2,500,000+** Yearly Impressions

## INSTAGRAM

**4,600+** Total Followers

**400,000+** Yearly Impressions

## EMAIL

**94,000+** Total Subscribers

## SMS

**58,000+** Total Subscribers

## WEBSITE

**20,000+** Average Monthly Sessions

**30,000+** Average Monthly Page Views

**19,000+** Average Monthly Visits

## LEASING

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## LOCAL LEASING

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# PACIFIC RETAIL



## COLONIECENTER

**#COMETOGETHER**  
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