

98 Wolf Road, Albany, NY 12205

98 WOLF

PRIME RETAIL OR OFFICE SPACE AVAILABLE

TREMENDOUS LEASING OPPORTUNITY IN PRIME SHOPPING CENTER THAT WAS RECENTLY RENOVATED AND REPOSITIONED. LOCATED AT ONE OF THE REGION'S BUSIEST INTERSECTIONS.

- +/-1,504 SF retail and/or office space available immediately
- +/-1,197 SF existing restaurant space (available January 2022)



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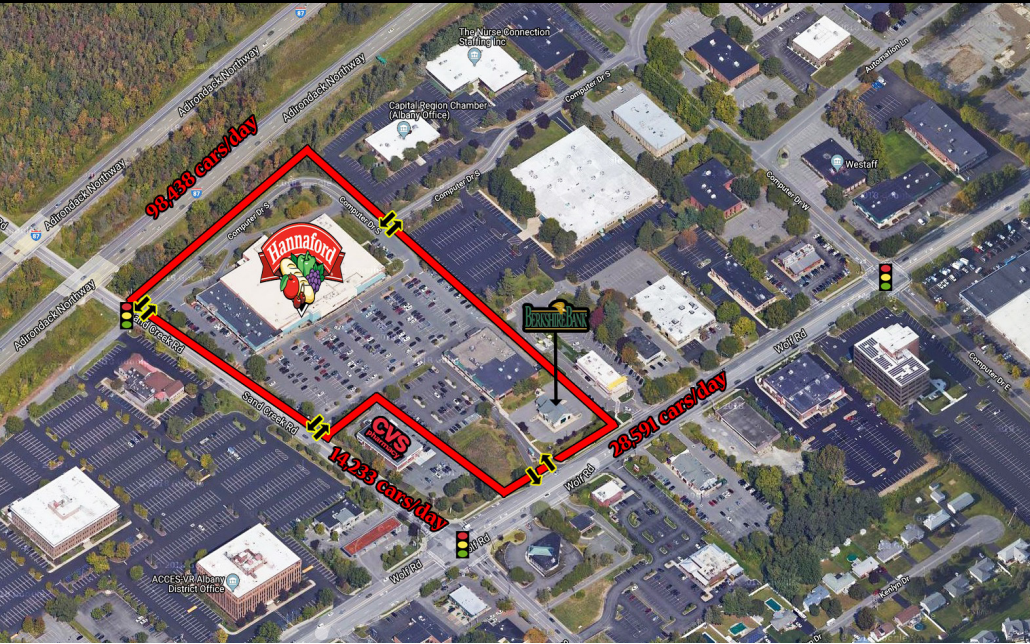
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Member of:



Executive Summary



OFFERING SUMMARY

Lease Rate:	\$25.00 SF/yr NNN (NNN est. \$7.50/SF/yr)
Building Size:	98,001 SF
Available SF:	1,504 SF (Available immediately) 1,197 SF (Available January 2022)
Lot Size:	9.5 Acres
Renovated:	2019
Zoning:	COR
Market:	Albany
Submarket:	Colonie
Traffic Count:	29,591

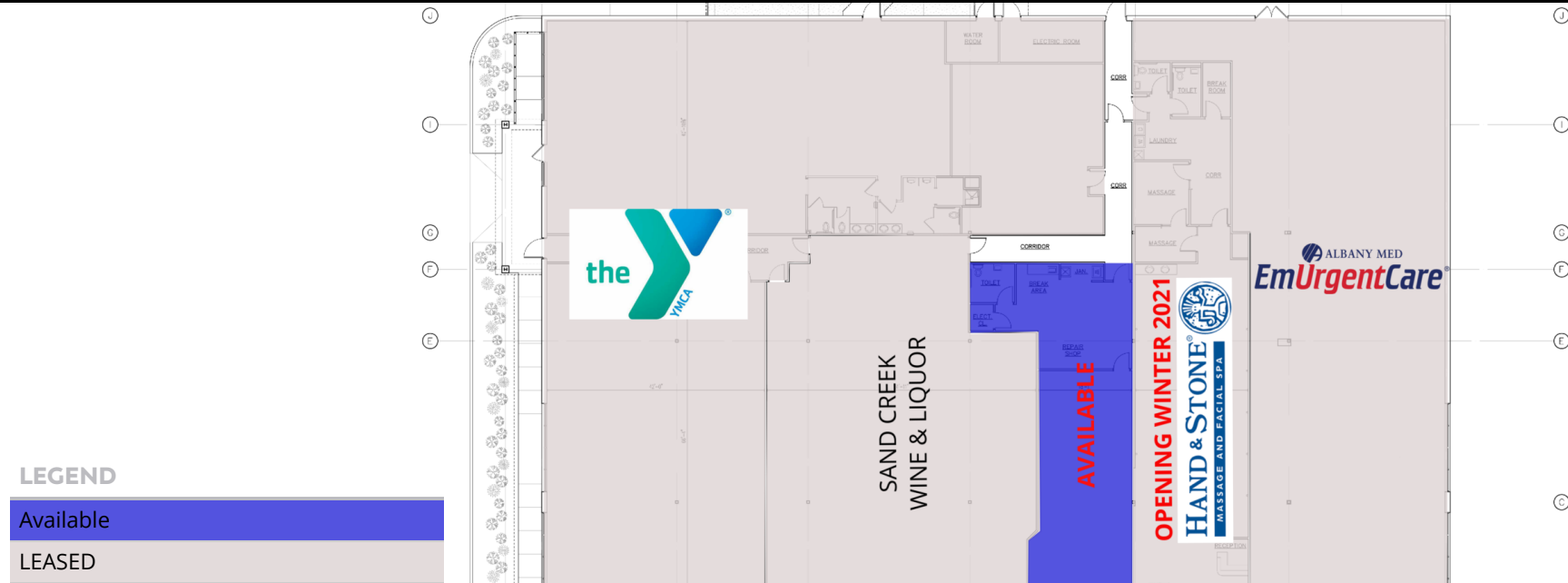
PROPERTY OVERVIEW

98 Wolf, a dynamic neighborhood shopping center located at one of the Capital Region's busiest intersections, recently received a complete facade renovation along with a total upgrade of its pylon sign (now providing all tenants with pylon sign placement along Wolf Road--the Capital Region's "Miracle Mile").

PROPERTY HIGHLIGHTS

- +/-1,504 SF former Oreck space (available immediately)
- +/-1,197 SF existing restaurant space (coming available January 2022)
- Anchored by Hannaford, co-tenants of 98 Wolf include the Capital District YMCA, Albany Med EmUrgent Care, Hand and Stone Massage and Facial Spa (Opening Winter 2021), Bruegger's Bagels, Capital City Cleaners, OTB, Golden Grain, Fantastic Sam's, Sand Creek Wine & Liquor, The Corner Deli, East Wok, and City Nails.
- Approximately 28,591 cars/day along Wolf Road
- Approximately 14,233 cars/day along Sand Creek Road

Leasing Plan



LEGEND

Available

LEASED

LEASE INFORMATION

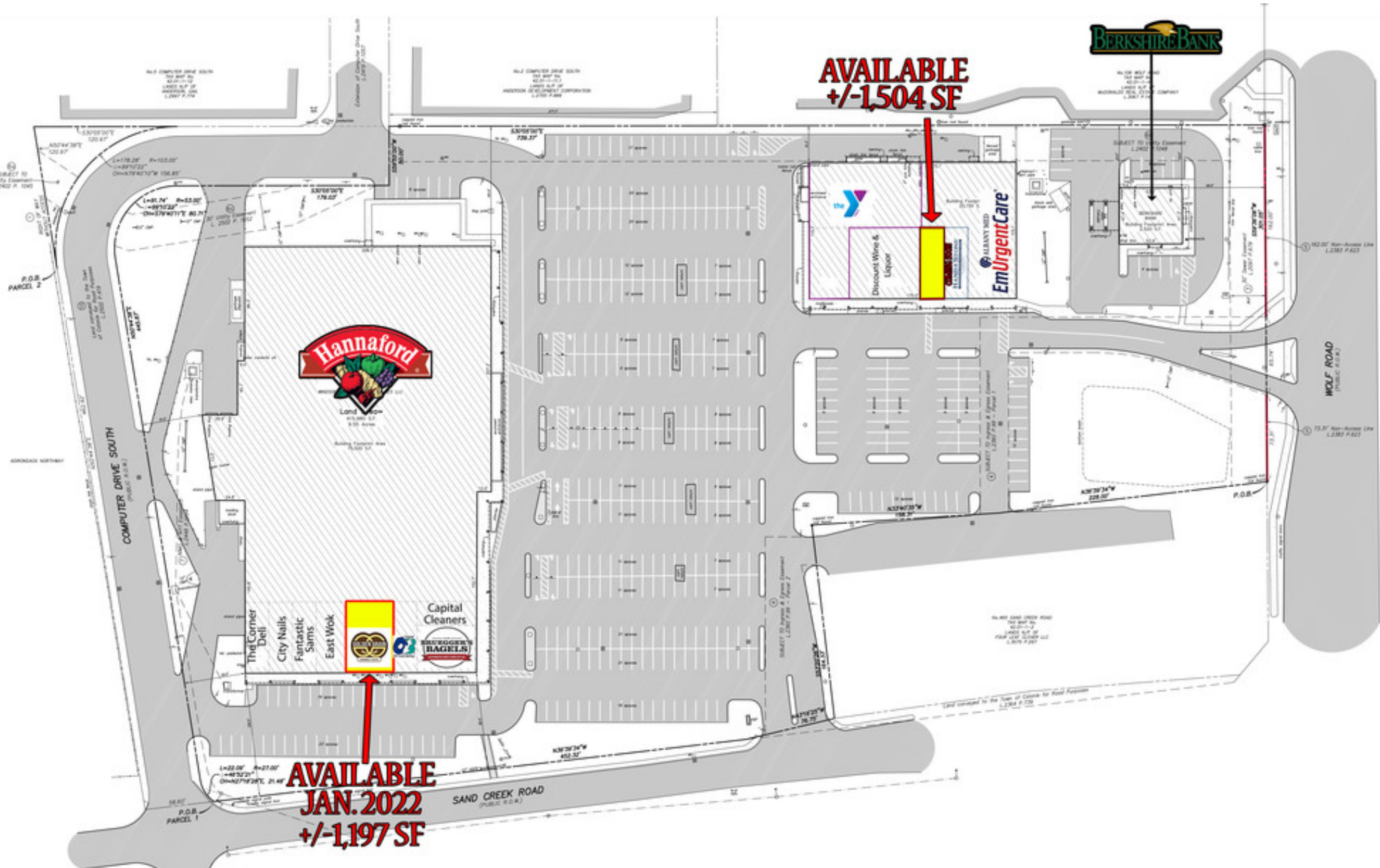
Lease Type:	\$7.50; NNN
Total Space:	1,197 - 1,504 SF

Lease Term:	Negotiable
Lease Rate:	Negotiable

AVAILABLE SPACES

SUITE	TENANT	SIZE	TYPE	RATE	DESCRIPTION
98 Wolf Road	Available	1,504 SF	\$7.50	Negotiable	Former Oreck space

Site Survey



Retail Map



Demographics Map & Report

POPULATION	1 MILE	3 MILES	5 MILES
Total Population	6,716	57,445	173,157
Average age	43.2	38.2	37.1
Average age (Male)	41.2	36.1	35.1
Average age (Female)	45.3	40.0	38.8

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	2,810	20,305	68,009
# of persons per HH	2.4	2.8	2.5
Average HH income	\$82,541	\$76,823	\$73,528
Average house value	\$203,503	\$213,077	\$225,115

* Demographic data derived from 2010 US Census

