



Vanguard-Fine, LLC

Commercial Real Estate Professionals
www.vanguardfine.com

LEASING

WOLF ROAD SHOPPERS PARK

145, 145A, 155 Wolf Rd

5 & 6 Metro Park Road

Albany, New York 12205

WOLF ROAD SHOPPERS PARK



Vanguard-Fine, LLC is pleased to offer for lease retail/office space on Wolf Road in the Town of Colonie, NY. Wolf Road Shopper's Park is in the heart of the Albany, NY retail corridor. Neighboring retail includes Colonie Center, Northway Mall, Trader Joes and Whole Foods. Nearby is Albany International Airport along with several hotels. The center has recently received a new façade renovation.

SPACE: RETAIL OFFICE Restaurant, Medical, Office, Finance Co., Service Retail	AVAILABILITY: UP TO 14,100 +/- SF \$18.00 Sq Ft			
DETAILS: Plaza: 45,000 SF Traffic: 29,000 +/- VPD	Population:	1mi 4,927	3mi 52,162	5mi 171,159

This plan is for informational purposes only and no representations are made. Current conditions must be confirmed by each prospective buver/tenant

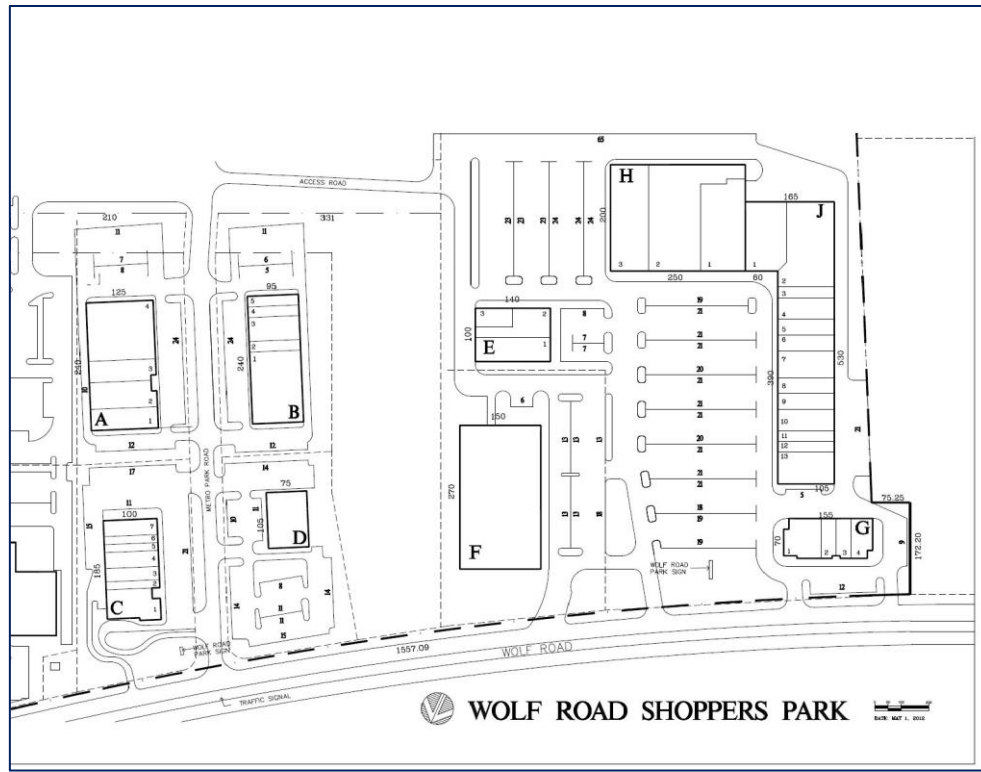
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WOLF ROAD SHOPPERS PARK

WOLF ROAD SHOPPERS PARK KEY		SQ. FT.	
A.	(1) ATLAS JIUJIT SU MMA	5,000 SF	F. (1) STICKLEY FURNITURE
	(2) BUFFALO WAGON RESTAURANT	6,250 SF	G. (1) BANK OF AMERICA
	(3) TRUSTCO BANK	5,925 SF	(2) NAIL SALON
	(4) TRUSTCO BANK	13,767 SF	(3) Which Wich
B.	(1) TALBOTS SURPLUS STORE	12,140 SF	(4) ARBY'S ROAST BEEF
	(2) MARK THOMAS	1,500 SF	H. (1) GUITAR CENTER
	(3) PELLA WINDOW STORE	4,200 SF	(2) STONE MOUNTAIN
	(4) STRUT SALONTIQUE BOUTIQUE	2,400 SF	(3) AVAILABLE
	(5) BEYOND THE RAINBOW - NURSERY SCHOOL	1,900 SF	J. (1) CAPITAL BUFFET
C.	(1) KEY BANK	4,400 SF	(2) BRYANT & STRATTON COLLEGE
	(2) CURRIER TRAVEL	1,500 SF	(3) INDIAN RESTAURANT
	(3) FLEET FEET	3,000 SF	(4) COSMO PRO
	(4) FLEET FEET	3,057 SF	(5) AVAILABLE
	(5) EDIBLE ARRANGEMENTS	1,500 SF	(6) AVAILABLE
	(6) SUBWAY	1,500 SF	(7) ST FRANCIS CHAPEL
	(7) NEW YORK OPTICAL	2,900 SF	(8) SPRINGLEAF FINANCIAL
D. (1) ROMANOS MACARONI GRILL	8,000 SF	(9) CICI'S PIZZA	
E.	(1) Sports Giant, LLC	6,700 SF	(10) PREMIER LASER SPA
	(2) Sports Giant, LLC	5,173 SF	(11) BELLA HAIR SALON
	(3) Sports Giant, LLC	2,107 SF	(12) H&R BLOCK
			(13) OUTBACK STEAK HOUSE