



**Key Retailers**

- Barnes & Noble**
- Bose**
- Crazy 8**
- L.L. Bean**
- P.F. Changs**
- Sephora**
- The Cheesecake Factory**

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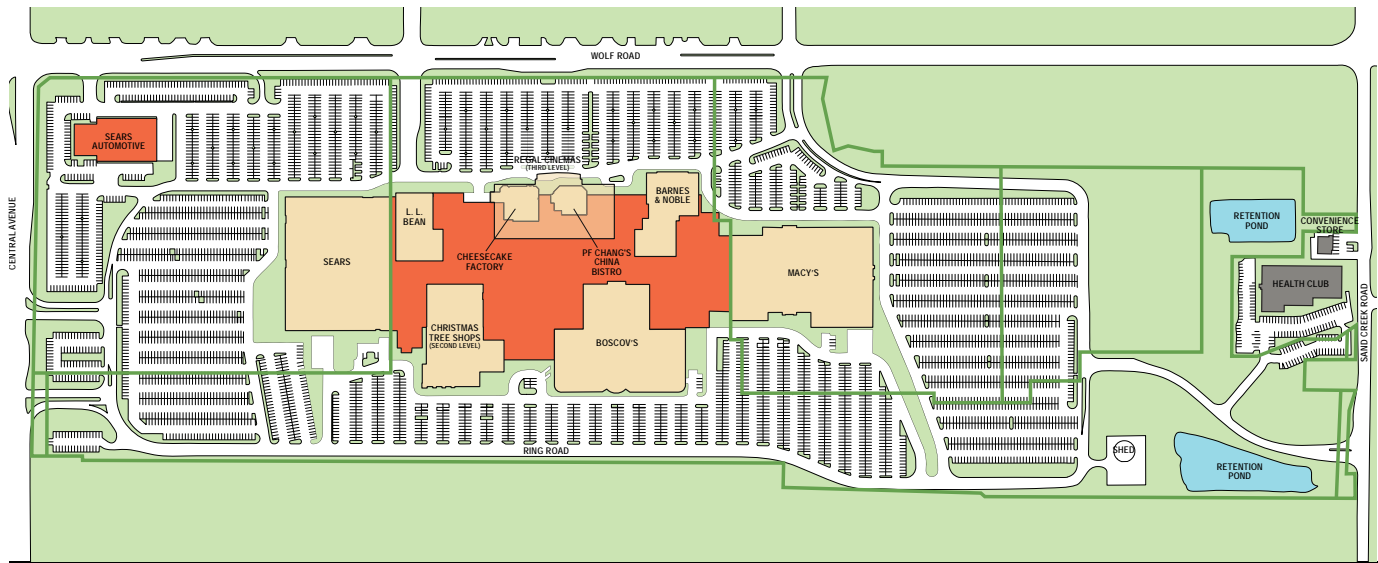
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**Center at a Glance**

- Colonie Center has the upper hand in volume, generating in excess of \$300 million of sales a year with Macy's, Sears, Boscov's and Christmas Tree Shops
- Ideally situated in Albany, New York State's most affluent metro area outside the New York City metropolitan region
- Easy access to two major transportation arteries Interstate 87 and Interstate 90; five miles to downtown Albany; three miles to Albany International Airport and two miles north of SUNY/Albany campus
- There are 22 Colleges and Universities within 50 miles with an economic impact of over \$200 million
- Colonie customers are educated with over 40% of adults holding a college degree, well above the national average
- Average household income is over \$73,143 and total population within a 15-mile radius is 622,055
- The center has completed a \$108 million renovation with upscale amenities that provide a dynamic and welcoming shopping experience. Renovations included the addition of a new state of the art, 13 all digital screen Regal Cinemas Theatre, a 30,000 square foot L.L. Bean – the first in New York State and Sephora whose grand opening at Colonie was its number one opening to date
- Colonie Center's unique retailer and entertainment line-up attracts shoppers from the entire upstate New York area and Canada
- Fine dining options, such as P.F. Changs China Bistro and The Cheesecake Factory, were recently added during the renovation. The Cheesecake Factory sales trend 21% above chain average
- Three-story Macy's is a top producer in the state, outside of New York city metropolitan area





## Site Plan

# Colonie Center

## Statistics & Demographics

### Property Data

Opening Date	1966
Site	96 acres
Parking	5,578 spaces
Total Stores	100+
Levels	2

### Leasable Area

Total Mall GLA	1,333,021 s.f.
Mall Shops	357,451 s.f.
Anchors (Total)	975,570 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	55,286 s.f.
Barnes & Noble	34,440 s.f.
L.L. Bean	29,297 s.f.

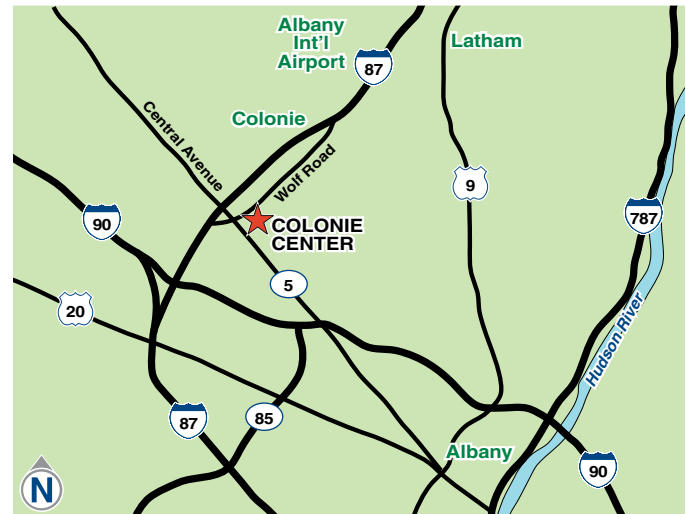
### Trade Area

#### 15-Mile Radius

Population	622,055
Total Households	252,326
Avg. Household Income	\$73,143
Median Age	40 yrs.

Source: DemographicsNow - 2010

## Location Map



### Colonie Center

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