

FOR SALE

645A Albany Shaker Road

Colonie, New York 12210

PRIME DEVELOPMENT SITE



(Approximate plot lines; subject to verification of survey)

For more information, please contact

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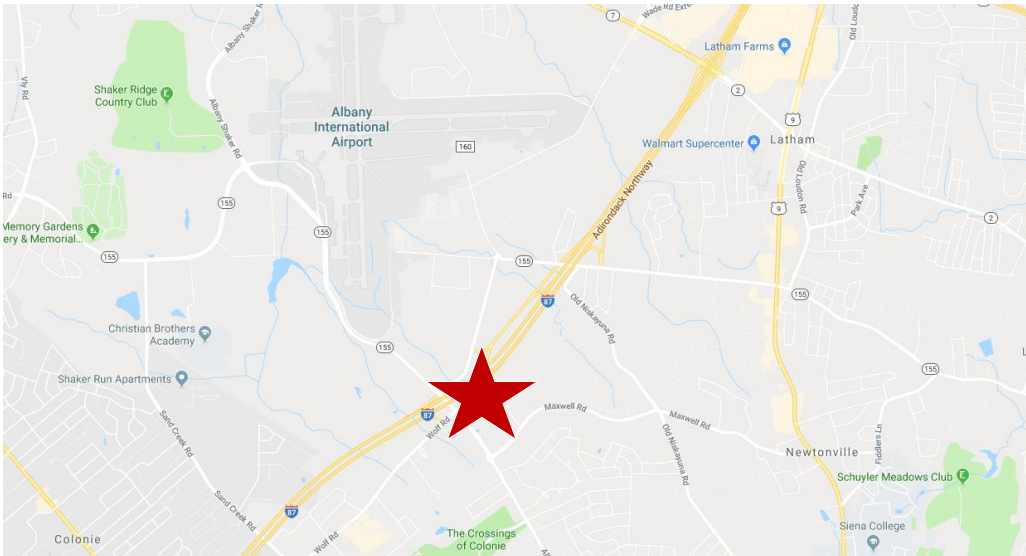
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PROPERTY HIGHLIGHTS

Prime development site with excellent visibility and accessibility at Exit 4 of interstate 87 (Adirondack Northway). Site consists of six (6) parcels totaling approximately 52.12 acres. Please contact listing brokers for additional details.

Features

- Sale price: \$12,000,000
- Total Acres: 52.12±
- Tax ID#s: 30.4-2-27; 30.4-2-1; 30.4-2-28; 30.4-2-16; 30.4-2-14; 30.4-2-13
- Zoning: Airport Business Area (ABA) and Commercial Office (CO)
- Municipal Water and Sewer available
- Gas and Electric available



Demographic	0-1 Mile	1-3 Miles	3-5 Miles
Population	4,747	46,078	120,569
Households	1,717	18,070	48,690
Median Age	50.6	44.5	35.6
Average Income	\$126,036	\$99,181	\$80,727
Total Business	612	3,398	4,143
Total Employees	11,657	62,302	84,455
Employee/Residential Population Ratio (per 100 residents)	246	135	70

Source ESRI 2018

Traffic Counts	
Albany Shaker Road & I-87	32,720 AADT
Albany Shake Road & Wolf Road	28,591 AADT
Albany Shaker Road & Maxwell Rd.	16,160 AADT

Source NYS DOT / ESRI 2018

BUSINESS		HOTEL & LODGING	
612	11,657	9	
TOTAL BUSINESS	TOTAL EMPLOYEES	HOTEL / LODGING BUSINESSES (SIC)	
RETAIL SALES		SERVICES SUMMARY	
\$252,946,799	\$91,328,529	98	284
Total Retail Sales	Total Retail Sales Potential	Total Retail Businesses	Service Businesses (SIC)
			\$606,732
			Service Sales (\$000) (SIC)
			5,672
			Service Employees (SIC)

Within 1 mile radius, ESRI 2018

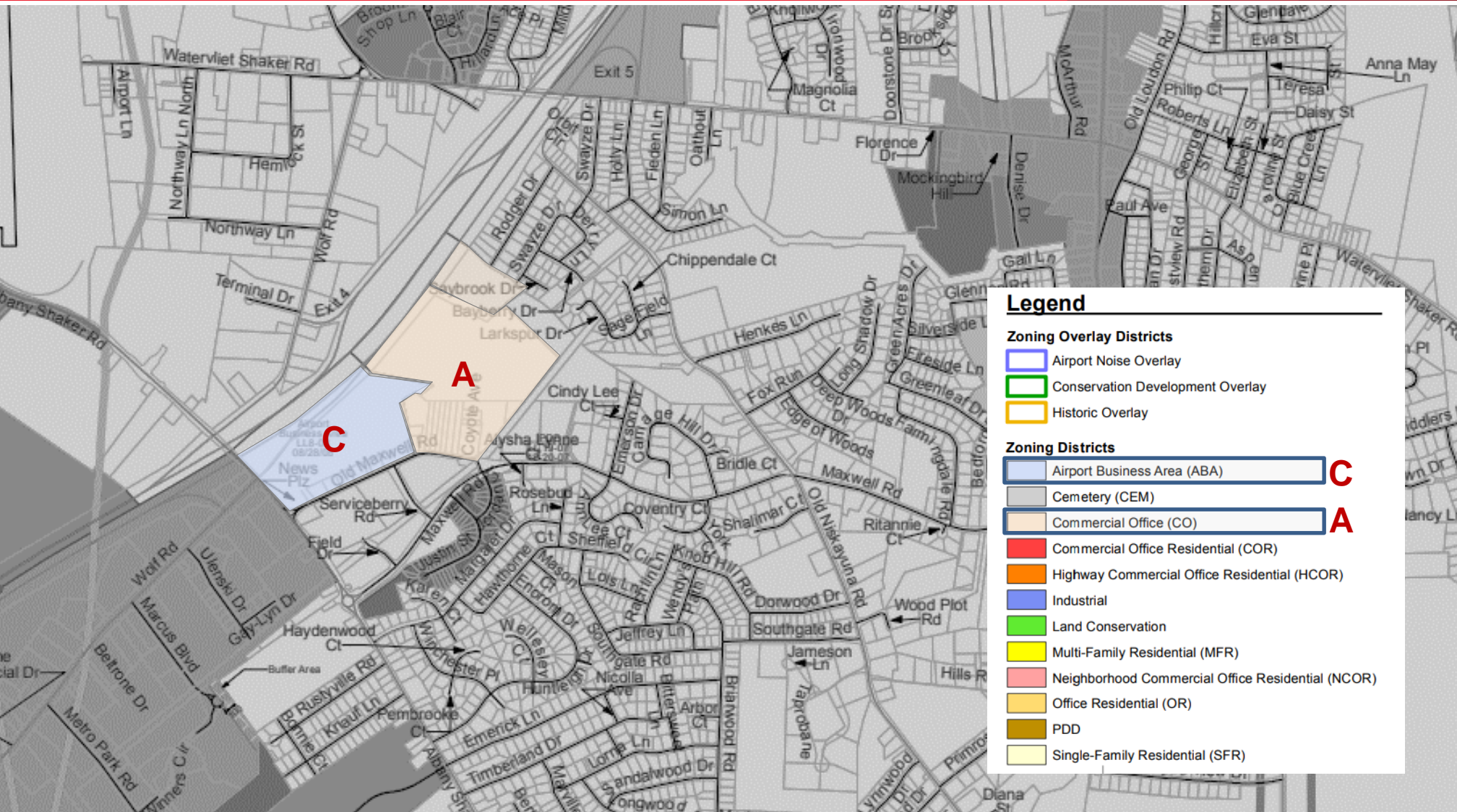
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Aerial Overview





Town of Colonie Zoning Map