

Key Retailers

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

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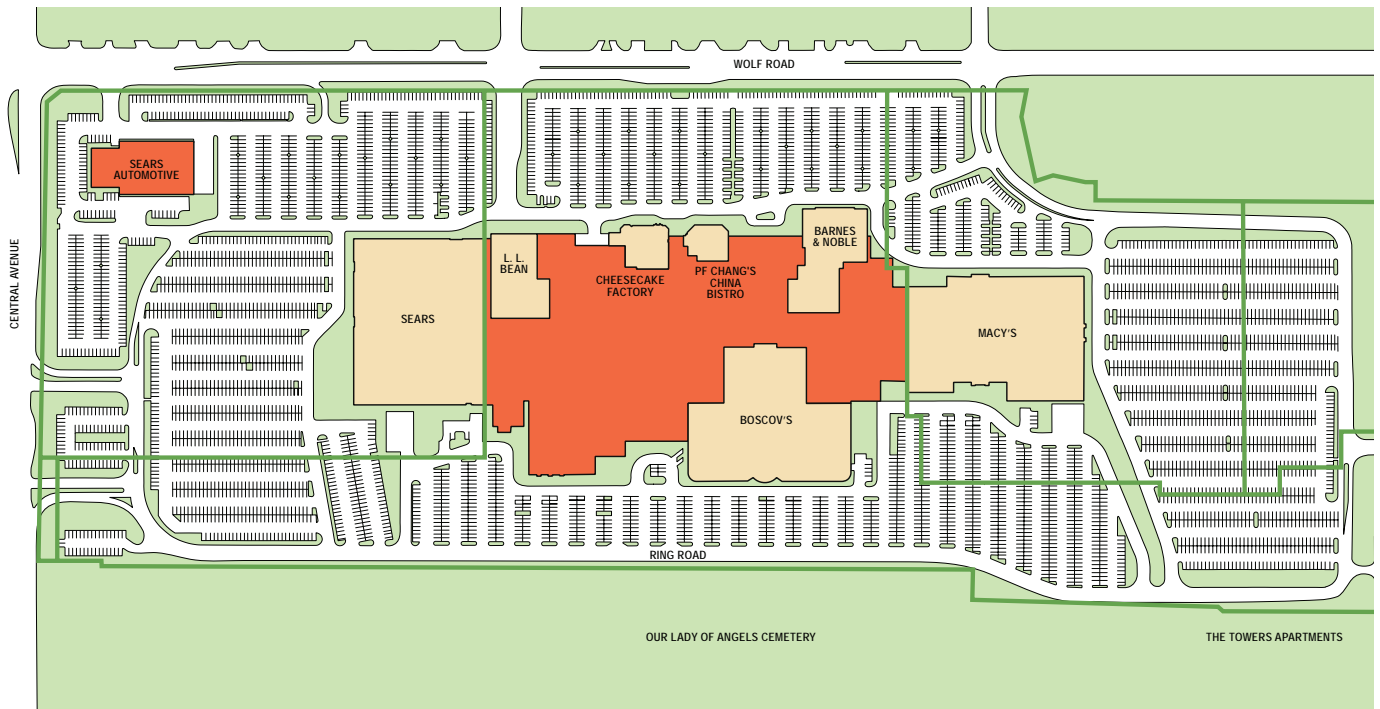
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Center at a Glance

- 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 \$69,716 and total population within a 15-mile radius is 613,839
- 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 17% 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	1.3 Million s.f.
Mall Shops	381,000 s.f.
Anchors (Total)	805,000 s.f.
Macy's	305,000 s.f.
Boscov's	225,000 s.f.
Barnes & Noble	34,685 s.f.
L.L. Bean	30,000 s.f.
Regal Cinemas	57,334 s.f.
Sears	275,000 s.f.
Trade Area	
	15-Mile Radius
Population	613,839
Total Households	248,890
Avg. Household Income	\$69,716
Median Age	39.9 yrs.
Source: DemographicsNow - 2009	

Location Map

