



rosettidevco.com  
(518) 783-4090

# VILLAGE SQUARE

1770 Central Ave, Colonie, New York 12205



## Retail & Office Space For Lease

### Village Square - 1770 Central Ave, Colonie, NY

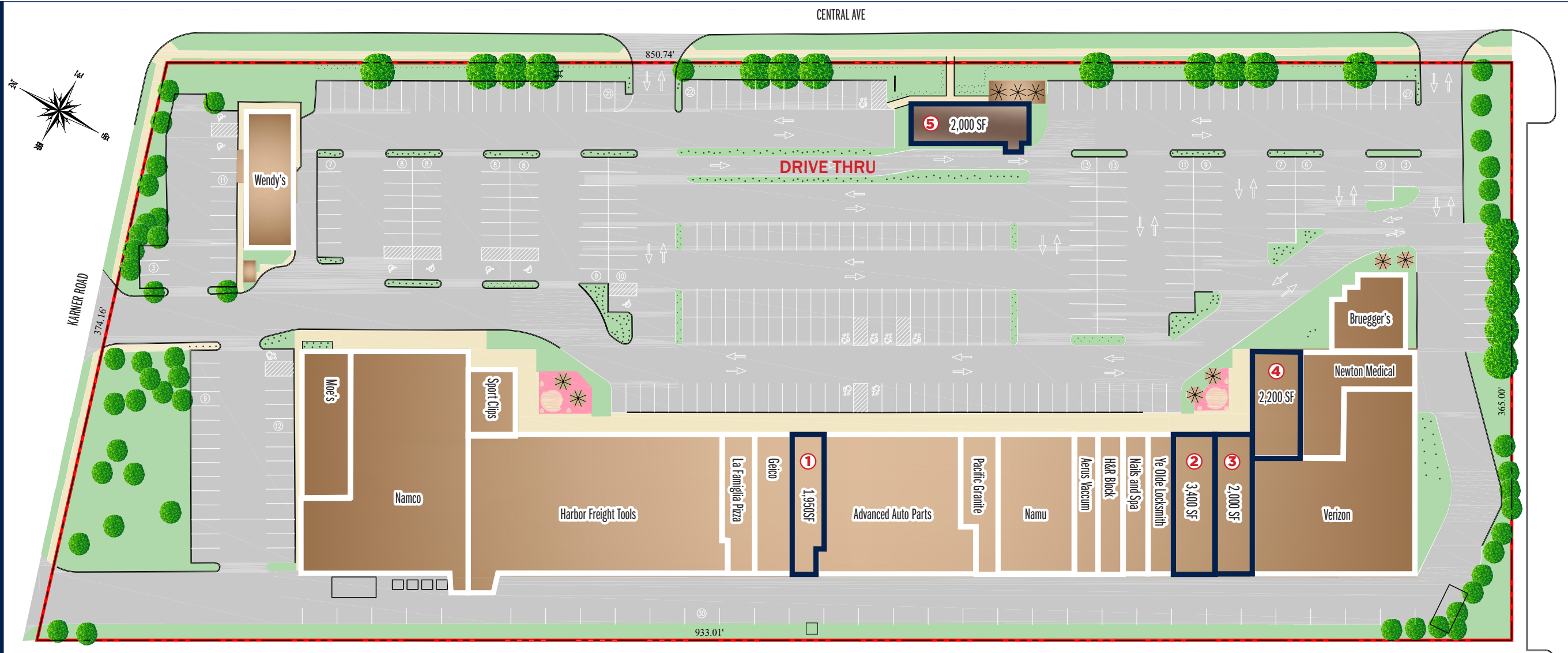
Great neighborhood shopping center in the heart of Colonie. Close to intersection of Central Ave. and Route 155. Retail and Office space. From +- 1,950-8,400 SF available.

- Rental Rate - \$16.50-\$28/SF
- Min. Divisible - 1,950 SF
- Max. Contiguous - 8,400 SF
- Zoned - Commercial
- Lot Size - 7.5 AC
- No. Parking Spaces - 150+

*If you do it right, it will last forever.*


# VILLAGE SQUARE 1770 CENTRAL AVE

Colonie, New York 12205




## SPACE AVAILABLE

Space 1


 Rental Rate \_\_\_\_\_ \$16.50  
 Space Available \_\_\_\_\_ +- 1,950 sf  
 Space Type \_\_\_\_\_ Retail Space  
 Immediately Available

Space 2


 Rental Rate \_\_\_\_\_ \$16.50  
 Space Available \_\_\_\_\_ +- 3,400 sf  
 Space Type \_\_\_\_\_ Retail Space  
 Immediately Available

Space 3


 Rental Rate \_\_\_\_\_ \$16.50  
 Space Available \_\_\_\_\_ +- 2,000 sf  
 Space Type \_\_\_\_\_ Retail Space  
 Immediately Available

Space 4


 Rental Rate \_\_\_\_\_ \$22.00  
 Space Available \_\_\_\_\_ +- 2,200 sf  
 Space Type \_\_\_\_\_ Retail Space  
 Immediately Available

Space 5


 Rental Rate \_\_\_\_\_ \$28.00  
 Space Available \_\_\_\_\_ +- 2,000 sf  
 Space Type \_\_\_\_\_ Pad Site w/Drive Thru



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## Available Space

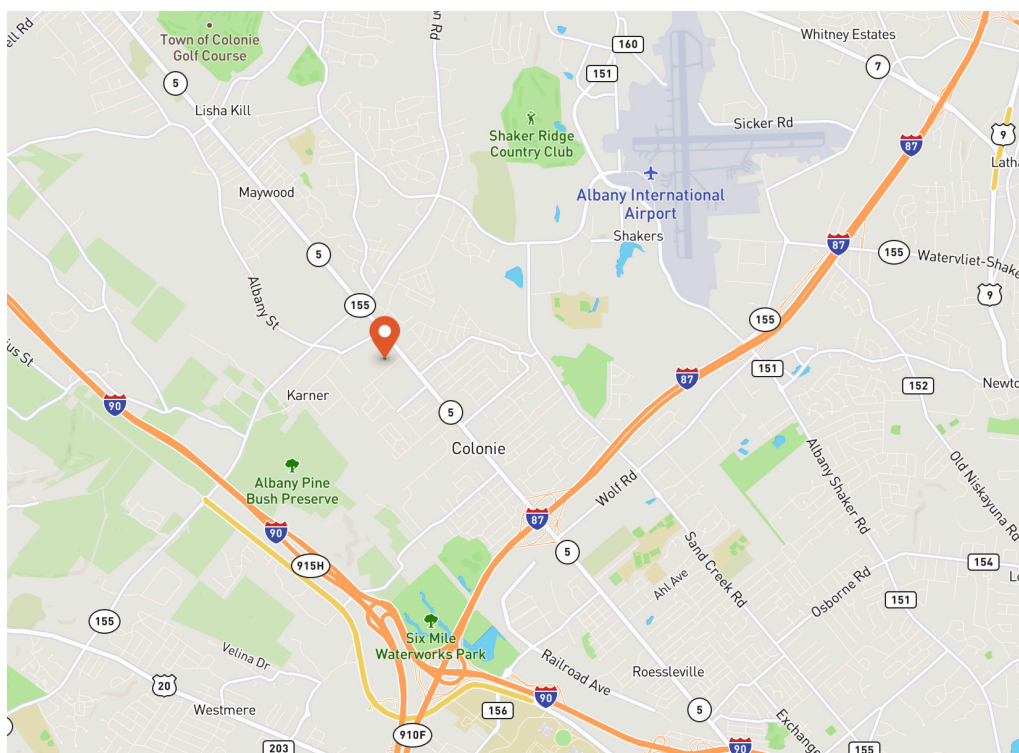
8400, 3400, 2200, 2000, 1950 +-SF

## Property Description

Great neighborhood shopping center in the heart of Colonie. Close to intersection of Central Ave and Route 155. Retail and Office space from +- 1,950-8,400 SF available. Plaza includes Advance Auto Parts, Harbor Freight Tools, Moe's, Wendy's, personal service, food establishments and more. 40k+ cars per day.

## Location Description

Exit 2W off Northway. Located 2.5 miles West, Village Square on left at 1770 Central Ave. Just 2.5 miles west of Wolf Road, Colonie Center and Northway Center shopping.



## Demographic Summary

|                                                      | 1 Mile Radius | 3 Mile Radius        | 5 Mile Radius |
|------------------------------------------------------|---------------|----------------------|---------------|
| Population                                           | 4,968         | 27,025               | 103,410       |
| 2015 Average Household Income                        | \$90,483      | \$88,283             | \$89,622      |
| 2015 Median Age                                      | 43            | 46                   | 42            |
| Owner/Renter Occupied Housing                        | 96.91%        | 96.76%               | 96.31%        |
| Retail Sales Volume                                  |               | 1 Mile Radius        |               |
| 2015 Automotive parts and accessories stores         |               | \$2,279,692          |               |
| 2015 Womens clothing stores                          |               | \$1,486,172          |               |
| 2015 Appliance, television, other electronics stores |               | \$1,596,004          |               |
| 2015 Computer and software stores                    |               | \$4,169,293          |               |
| 2015 Pharmacies and drug stores                      |               | \$3,154,094          |               |
| Traffic Count Report                                 |               | Within 1 Mile Radius |               |
| 2015 Average Daily Volume                            |               | 41,954 Cars          |               |