

133 Wolf Road



**WOLF ROAD
PARK**
RETAIL LEASING
COLONIE , NEW YORK

1 Metro Park Road



5 Metro Park Road



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PROPERTY HIGHLIGHTS

- A community retail center with a blend of national and regional tenants. Immediate openings ranging from 2,000-28,000 sf, including small shop opportunities at 133 Wolf Road which will be redesigned to include a new facade.
- Destination draws unique to the region include Stickley, The Tile Shop, Guitar Center, Talbots Outlet, Fleet Feet, Mark Thomas Men's Apparel, and the only Ruth's Chris in Upstate New York.
- Within walking distance of 400 apartments, 100,000 sf of office space, and a 72,000 sf community fitness center with over 7,000 members. A planned 24-unit condominium project will add to the residential offering at the Park.
- Proximate to neighborhoods of Loudonville, Colonie, Latham, and Albany. Convenient access to I-90 & I-87.
- Recent upgrades to the property include lighting, painting, hardscapes and landscaping.

COUNTY	Albany
MARKET	Colonie
TRAFFIC COUNTS	26,179 ADT '24 Wolf Road

	2025 DEMOGRAPHICS	1 MILE	3 MILES	5 MILES	10 MILES
	TOTAL POPULATION	5,026	54,537	179,085	536,597
	DAYTIME POPULATION	16,601	97,238	235,853	602,340
	TOTAL HOUSEHOLDS	2,518	19,220	74,936	227,102
	MEDIAN HH INCOME	\$90,979	\$100,042	\$78,784	\$79,356



IBI Broadview
Federal Credit Union
Headquarters

MARRIOTT

TRUSTCO BANK

JIMMY JOHN'S

edible

FLEET FEET

CHASE

25,451 ADT '24

Metro Park Road

Beltrone Road

Local Infusion

H&R BLOCK

TALBOTS

BUTCH'S CHRIS STEAK HOUSE

25 Aviation Road
Proposed
24-unit
Luxury
Condominiums

**THE RESIDENCES
AT THE CROSSINGS**

Aviation Road

**THE RESIDENCES
AT THE CROSSINGS**

**Rady A. Closser Family
Recreation Center
Pool & Fitness
Facility
7,000 Members**

**AVIATION ROAD
OFFICE BUILDINGS**

**COMPUTER DRIVE
OFFICE BUILDINGS**

**PROPOSED
RESIDENTIAL**

13,974 SF

Penzeys Spices

2,778 SF

The Tile Shop

Guitar Center

UP TO
28,000 SF

2,095 -
24,000 SF

2,778 SF

**Bank of America
Former**

Arhaus

OUTBACK

STICKLEY

PYLON

Wolf Road

26,179 ADT '24

FRANK ADAMS

FENIMORE

**HYATT
house
2026**

133 Wolf Road Proposed New Facade



PARK OVERVIEW

COLONIE, NY • UP TO 28,000 SF AVAILABLE • FOR LEASE



WOLF ROAD SHOPPERS PARK

MIDLEVEL AERIAL

COLONIE, NY • UP TO 28,000 SF AVAILABLE • FOR LEASE



COLONIE, NEW YORK

WOLF ROAD PARK

UP TO 26,000 SF AVAILABLE FOR LEASE

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