

# KOHL'S PLAZA SUBLEASE

1814 Central Ave  
Albany, NY 12205



## LOCATION DESCRIPTION

Kohl's Plaza is a Neighborhood Center shopping center located near the corner of Central Ave and New Karner Road in Colonie. Colonie is located adjacent to and north of the City of Albany. Central Ave (NY-5) is a main commercial artery in the Albany MSA, connecting several outlying communities to downtown Albany. This intersection has high traffic counts at all times of the day, and benefits from favorable demographics in the surrounding residential areas.

Notable national retailers include Kohl's, Price Chopper, Golden Corral, Walgreens, Rite Aid, McDonald's, Wendy's, Advance Auto Parts, Harbor Freight, AutoZone, Pep Boys, ShopRite, Big Lots, Dollar Tree, Retro Fitness, ADLI, KeyBank, and Dunkin'. Car dealerships in the area include Volvo, Land Rover, Cadillac, Buick, CarMax, GMC, and Subaru.

## PROPERTY DESCRIPTION

Endcap/Junior Anchor space in Kohl's plaza is available for sublease. Rent is extremely negotiable and allows tenants to engage in long-term negotiations with landlord on lease with excellent leverage. Space is in incredible condition and also has a high-bay loading door in the rear of the building

## PROPERTY HIGHLIGHTS

- Pylon Signage
- Signalized entrance
- One high bay loading door
- Negotiable lease rate
- Over 60,000 AADT at New Karner Rd & Central Ave

SPACES	LEASE RATE	SIZE (SF)
Junior Anchor Space	Very Negotiable	22,975



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## LEASE INFORMATION

Lease Type:	NNN	Lease Term:	Negotiable
Total Space:	22,975 SF	Lease Rate:	Very Negotiable

## AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
Junior Anchor Space	Available	22,975 SF	NNN	Very Negotiable	-



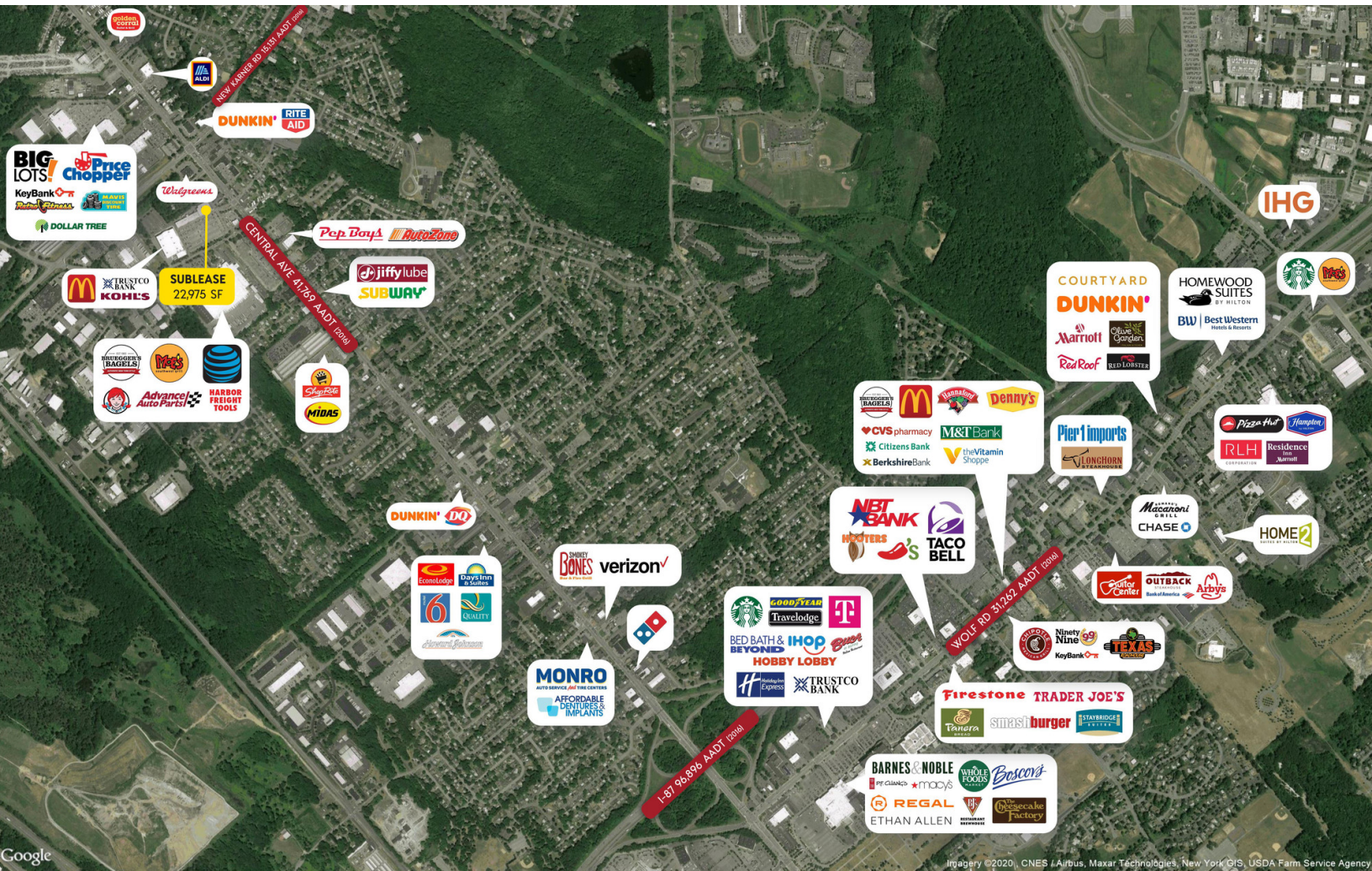
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