

FOR SUBLEASE - FORMER RESTAURANT

1 METRO PARK ROAD

COLONIE
NEW YORK 12205



PROPERTY DETAILS

FEATURES

Offered for sublease is the freestanding $\pm 8,140$ SF former Macaroni Grill restaurant in a prime Capital Region location on Wolf Road in the Town of Colonie, NY

LOCATION

At intersection of Wolf Road and Metro Park Road

UTILITIES

Municipal water and sewer

ZONING

COR - Commercial Office Residential

PRICE

For Sublease at \$24/SF NNN



CONTACT INFORMATION

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Associate Broker

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ADDITIONAL INFORMATION

Tax ID#: 42.2-1-13

- + Corner site at a traffic signal
- + Sublease term runs through 11/2022. Longer term possible.
- + ± 200 parking spaces
- + Located on busy Wolf Road
- + Easy access to Northway I-87
- + Equipment negotiable
- + Virtual Tour:
<https://youtu.be/BK0B3DXipf8>

Preliminary

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FOR SUBLEASE 1 METRO PARK ROAD

COLONIE NY 12205



| 2019 Estimated Demographics | 1 Mile | 3 Mile | 5 Mile |
|-----------------------------|----------|----------|----------|
| Population | 4,748 | 53,482 | 180,319 |
| Median Household Income | \$78,943 | \$81,408 | \$64,303 |

Traffic Counts (AADT)

| | |
|------------------------------|--------|
| Wolf Road at Metro Park Road | 28,481 |
| Metro Park Road at Wolf Road | 4,391 |



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