



OFFERING MEMORANDUM

351 SOUTHERN BLVD
ALBANY, NY 12209



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LIST PRICE: **\$12,337,916**

Trinity Realty Group presents an exclusive investment opportunity to purchase a newly constructed multi-building retail plaza. The site is centrally located along Southern Boulevard, one of Albany's primary commercial and commuter corridors. Its immediate proximity to the I-87 and I-787 make it a convenient destination to 32,000 + vehicles per day. The property sits adjacent to a 106 room Four Points Sheraton hotel. The site offers excellent visibility and exposure to US route 9W with strong demographics including average household income in excess of \$90K and a population of 169,882 within 5 miles.

PROPERTY SUMMARY

Building Acreage	+/- 6.5 ACRES
Zoning	MUCH - Mixed Used Commercial Highway
Co-Tenancy	Four Points Sheraton
Traffic	32,700 VPD
Access	Traffic Signal

KEY FEATURES

- » Centrally located along Albany's primary commuter and commercial corridor
- » Immediate access to I-90, I-87 and 787
- » Strong demographic trade area
- » Excellent access including a signalized intersection

DEMOGRAPHICS

	1 Mile	3 Miles	5 Miles
Population	9,555	97,310	169,882
Households	3,900	42,651	72,547
Average HH Income	\$52,194	\$76,448	\$90,771
Daytime Population	5,456	101,001	170,677
Business Establishments	251	4,067	6,705

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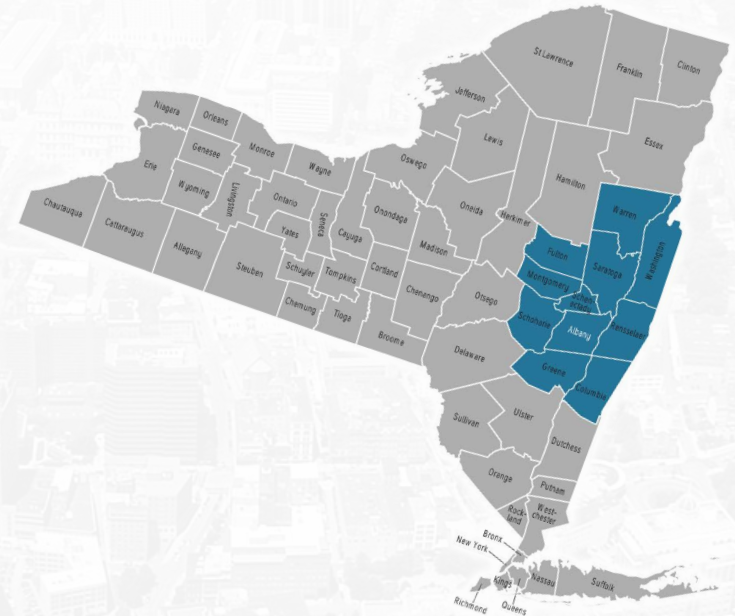
LOCATION

The property at 351 Southern Boulevard, sits in the heart of the Capital Region, moments away from downtown Albany. The Capital Region is comprised of over 1.0 million people in a region where the combination of affordability, livability, accessibility and R&D capability are making it one of the nation's next major innovation growth centers. The region consists of Albany, Columbia, Fulton, Greene, Montgomery, Rensselaer, Saratoga, Schenectady, Schoharie, Warren and Washington counties. It's located in the eastern part of mid-New York State and spans 5,336 square miles, making it about the size of Connecticut. Given its convenient geography, the Region continues to serve as a gateway to the Northeast. Many are drawn to its steady job market, modest real estate prices and overall cost of living, good schools, a diverse array of towns and neighborhoods, and exciting cuisine and culture.

The region is a major talent generator with 24 higher education institutions. Housing the intersection of two major interstate highways (I-87 and I-90) - and with New York City, Boston and Montreal a three-hour drive away - the region is a prime logistics and distribution hub that serves companies such as Amazon, Target, Golub Corp. and Hannaford. The region is brimming with opportunities for leisure and recreation, with the Catskills in its South, Adirondacks in its North, and many arts, cultural and food destinations in between them.

In 2019, U.S. News & World Report ranked the Capital Region as the nation's 28th Best Place to Live. It's a magnet for highly skilled, young talent, making it one of the nation's best metro areas for new graduates pursuing careers in science, technology, engineering, and mathematics. With an educational attainment rate of 34.1 percent, the Capital Region stands as one of America's Smartest Mid-Sized Cities.

Future development in Albany is underway with the Albany 2030 initiative, promoting a collective vision for the future. This includes neighborhood revitalization plans, redevelopment programs, economic development plans, and housing initiatives, all striving for improvements such as "green" buildings, walkable and safe neighborhoods, affordable housing, and more.



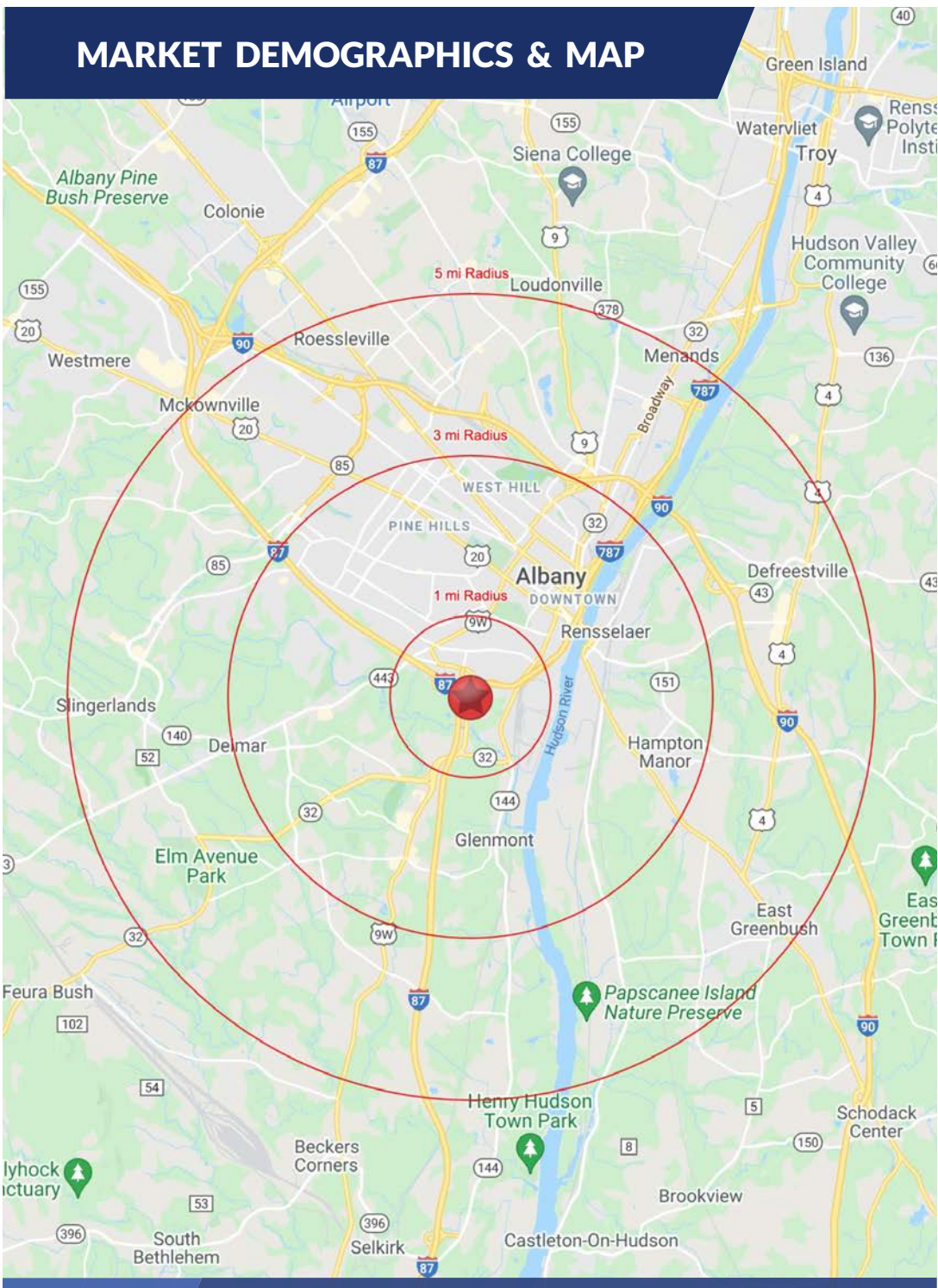
CLOSE AERIAL



MARKET AERIAL



MARKET DEMOGRAPHICS & MAP



Population	1 Mile	3 Miles	5 Miles
2021 Estimated Population	9,555	97,310	169,882
2026 Projected Population	9,409	95,952	167,710
2020 Census Population	9,511	97,065	170,292
2010 Census Population	9,731	96,211	167,106
Projected Annual Growth 2021 to 2026	-0.3%	-0.3%	-0.3%
Historical Annual Growth 2010 to 2020	-220	854	3,186

Households	1 Mile	3 Miles	5 Miles
2021 Estimated Households	3,900	42,651	72,547
2026 Projected Households	3,918	43,006	73,282
2010 Census Households	3,917	41,253	69,811
Projected Annual Growth 2021 to 2026	18	355	735
Historic Annual Growth 2010 to 2021	-17	1,398	2,736

Race and Ethnicity	1 Mile	3 Miles	5 Miles
2021 Estimated White	2,447	47,544	96,151
2021 Estimated Black or African American	4,625	27,163	33,600
2021 Estimated Asian or Pacific Islander	4	82	102
2021 Est. American Indian or Native Alaskan	77	460	597
2021 Estimated Other Races	838	4,886	6,508
2021 Estimated Hispanic	382	2,185	3,162

Income	1 Mile	3 Miles	5 Miles
2021 Estimated Average Household Income	\$51,194	\$76,448	\$90,771
2021 Estimated Median Household Income	\$42,684	\$57,219	\$69,580
2021 Estimated Per Capita Income	\$21,417	\$33,847	\$39,165

Education (Age 25+)	1 Mile	3 Miles	5 Miles
2021 Est. Elementary (Grade Level 0 to 8)	7.4%	3.8%	3.2%
2021 Est. Some High School (Grade Level 9 to 11)	8.9%	6.6%	5.1%
2021 Estimated High School Graduate	29.6%	22.7%	21.3%
2021 Estimated Some College	17%	15.3%	14.5%
2021 Estimated Associates Degree Only	13.5%	10.1%	10.7%
2021 Estimated Bachelors Degree Only	13.4%	20.8%	22.7%
2021 Estimated Graduate Degree	10.3%	20.7%	22.6%

Business	1 Mile	3 Miles	5 Miles
2021 Estimated Total Businesses	251	4,067	6,705
2021 Estimated Total Employees	2,737	71,219	116,319
2021 Est. Employee Population per Business	10.9	17.5	17.3
2021 Est. Residential Population per Business	38	23.9	25.3

DISCLAIMER

These informational materials have been prepared to provide potential investors with the opportunity to determine their level of interest on this offering. These materials are being provided to you on a confidential basis and is not all inclusive and is not represented to include all information but solely to assist you in deciding whether or not to proceed with further interest.

By accepting these materials, you agree that you will and treat them in the strictest confidence. All information contained herein are qualified in their entirety from sources deemed reliable, which upon request may be made available. An interested party must conduct its own independent investigation and verification of any information the party deems material to consideration of the offering.

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CONFIDENTIALITY AGREEMENT

The Undersigned, a prospective Buyer/Broker, desires to investigate the possibility of purchasing a Mixed Use Retail Plaza located at 351 Southern Boulevard in Albany, NY, which will require Trinity Realty Group, and/or the selling party to disclose certain confidential information to the Undersigned. The Undersigned agrees the information received will be used solely for the evaluation of the entity or property for sale and agrees not to use the information in any way detrimental to the selling party and/or Trinity Realty Group.

The Undersigned agrees to keep such information confidential and will not release or communicate to any individual or business entity any information which it has received from Trinity Realty Group or the Selling party including, but not limited to, the name of the entity or property, financial statements, business/marketing plans, and third party agreements.

The Undersigned further understands and agrees that a copy of this agreement may be given to the selling party and further agrees; not to make direct contact until such time that authorization is received from Trinity Realty Group, to promptly return all information to Trinity Realty Group upon termination of interest or demand and that Trinity Realty Group acts only as intermediary and does not certify the accuracy or the completeness of the information being furnished.

In case of any breach of this Agreement, Seller and or Trinity Realty Group is entitled to all legal and equitable remedies, including injunctive relief. This agreement and its provisions shall be governed by the Laws of the State of New York.

AGREED TO AND ACCEPTED BY:

Prospective Purchaser

Cooperating Broker

Print Name: _____

Print Name: _____

Company: _____

Company: _____

Telephone #: _____

Telephone #: _____

Fax #: _____

Fax #: _____

Email: _____

Email: _____

Date: _____

Date: _____