Retail Space for Lease

Property Overview

Offered for lease just off exit 7 of I-87 is ±4,614 SF retail end cap space with contiguous space up to ±8,000 SF. End cap strip center space is located within Town of Colonie. Permitted uses include fitness center, general retail trade, medical, and restaurant trade groups.

Tax ID	19.2-6-3
Zoning	Mixed Use HCR
Utilities	Municipal water and sewer

For Lease at: $17.00/SF NNN (~$4.60/SF)

Click HERE to View Property



Contact Us

Dan Davitt
Licensed Associate Real Estate Broker
+1 518 452 2700 x 135
Dan.Davitt@cbre-albany.com

CBRE Upstate NY
210 Washington Avenue Ext.
Albany, NY 12203
+1 518 452 2700
www.cbre.com/Albany

898 Loudon Road
Latham | New York 12110

For Lease

Retail Space Available

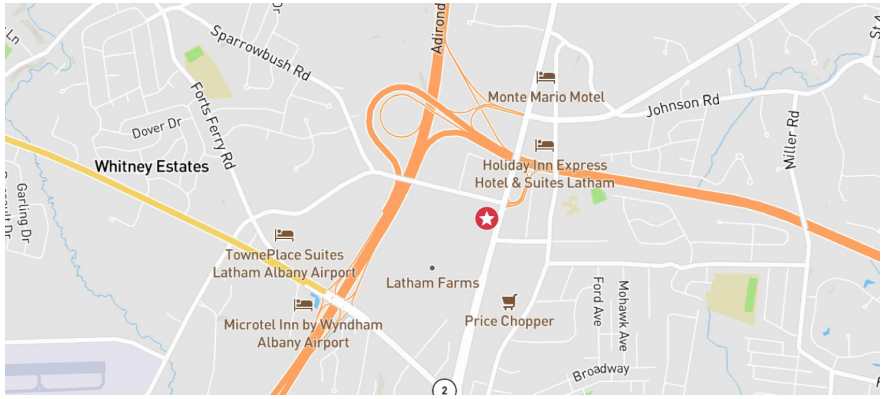
- ±4,614 SF retail space
- ±3,840 SF adjacent expandable space
- Highly visible from U.S Route 9 (2025 AADT Traffic Count: ±21,173)
- ±1.4 acres with 4:1 parking ratio
- Monument & building signage
- Rear loading
- Generous tenant improvement allowance
- High ceiling heights ±14'
- 1/2 mile to interstate I-87 with close proximity to many other commercial users including Subway, Sunoco, Dunkin', New Panda, Mohawk Army Navy, AutoZone Auto Parts, AT&T



Demographics	1 Mile	3 Mile	5 Mile
2025 Daytime Population	11,475	51,852	173,354
Population	5,926	47,881	160,258
Medan HH Income	$100,855	$95,486	$81,815

Directions

- Located: On the Corner of Route 9 and Sparrowbush Road







© 2026 CBRE Upstate NY, part of the CBRE Affiliate Network. All rights reserved. This information has been obtained from sources believed reliable, but has not been verified for accuracy or completeness. You should conduct a careful, independent investigation of the property and verify all information. Any reliance on this information is solely at your own risk. CBRE Upstate NY and the CBRE Upstate NY logo are service marks of CBRE Upstate NY. All other marks displayed on this document are the property of their respective owners, and the use of such logos does not imply any affiliation with or endorsement of CBRE Upstate NY. Photos herein are the property of their respective owners. Use of these images without the express written consent of the owner is prohibited.