

Latham Center

221-231 Wade Rd Extension | Latham, NY 12110



EXCLUSIVELY PRESENTED BY SRS INVESTMENT PROPERTIES GROUP

Overview

PROPERTY TYPE

Community Center

TOTAL GLA

274,091± SF

OFFERING GLA

148,091± SF

LAND AREA

23.78± AC

OCCUPANCY

98.97%

YEAR BUILT/RENOVATED

2004/2018/2019

PRICE

Market to Establish

YEAR 1 NOV 2020

PROJECTED NOI

\$1,584,824

DEBT

Delivered Free & Clear

ANCHOR TENANTS

Target (Shadow)

T.J. Maxx

Michaels

Ulta

Contact

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Investment Highlights



PENDING TOP-TIER ANCHOR ADDITIONS

Major, pending tenant additions include two top-tier, national credit anchors set to occupy 21,620± SF and 15,358± SF, respectively, with 10-year primary terms



DENSE, AFFLUENT ALBANY COMMUNITY

Well-situated in the dense hamlet of Latham on the north side of Albany, NY with an excellent demographic profile, including 150,234 people within a 5-mile radius and an Avg. HH Income of \$107,549



STRONG ANCHORS WITH TERM

Strong anchor line-up includes T.J. Maxx, Michaels, Ulta with an aggregate lease term of 7.8 years remaining



ADVANTAGEOUS TARGET SHADOW-ANCHOR COMPONENT WITH GROCERY SECTION

Shadow-anchored by Target – one of the most sought after regional consumer draws in the country, with a necessity-based shopping component



VALUABLE OUTPARCELS INCLUDED IN OFFERING

Offering includes two (2) valuable national outparcels – Carrabba's Italian Grill and Ruby Tuesday



SIGNIFICANT LEASING MOMENTUM

Notable recent leasing momentum includes new 10-year anchor leases with Ulta and Michaels in 2018/2019 and an early T.J. Maxx renewal through 2025

SRS REAL ESTATE PARTNERS

3445 Peachtree Rd NE, Suite 950 | Atlanta, GA 30326 | 404.231.2232

This information contained herein was obtained from sources deemed to be reliable; however SRS Real Estate Partners makes no guarantees, warranties or representations as to the completeness or accuracy thereof.

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