

LATHAM CENTER



Easily accessible for the more than 473,000 people who reside within 10 miles, the Latham Center represents an outstanding business opportunity. The Center is strategically situated just off I-87 (the Adirondack Northway) at NYS Route 7 in the heart of the Capital District. Population growth continues and tourism flourishes here, as the Albany area attracts over \$160 million in tourist business annually. It is no surprise, then, that the Latham Center has steadily added tenants since its opening in the fall of 2004. The 46-acre site offers 300,000 square feet of space, with 1,700 feet of road frontage directly on the well-traveled I-87. Commercially zoned, choose Land Lease or Build to Suit opportunities.

Size:

Over 280,000 square feet

**An established
Regional Shopping
Center that includes:**

Anchors & Majors:

Babies R Us
Sports Authority
Target
TJ Maxx

Dining:

Carrabba's
Ginza Asian
Ruby Tuesday's

Specialty Shops:

Aspen Dental
Latham Center
Wine & Spirits
Super Cuts





**Trade area in excess of 158,000
Residents within 5 miles**

Major employers in the area include:

- Albany Int'l Airport
- Albany Medical Center
- Bell Atlantic
- Delmar Publishers
- Empire Blue Cross/Blue Shield
- Bank of America

Key Demographics

	3 Miles	5 Miles	10 Miles
Total Population	60,834	158,793	435,868
Employees	37,135	116,305	297,059
Average Household Income	\$64,967	\$62,095	\$67,595
Total Households	25,761	66,466	181,286

