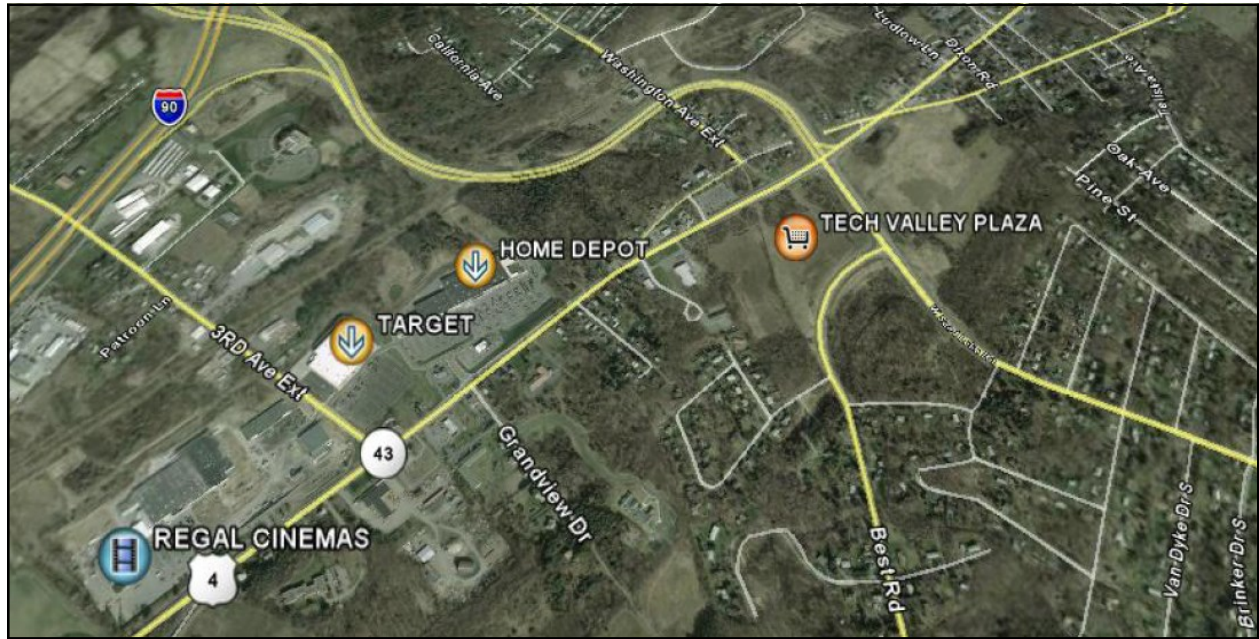


TECH VALLEY PLAZA

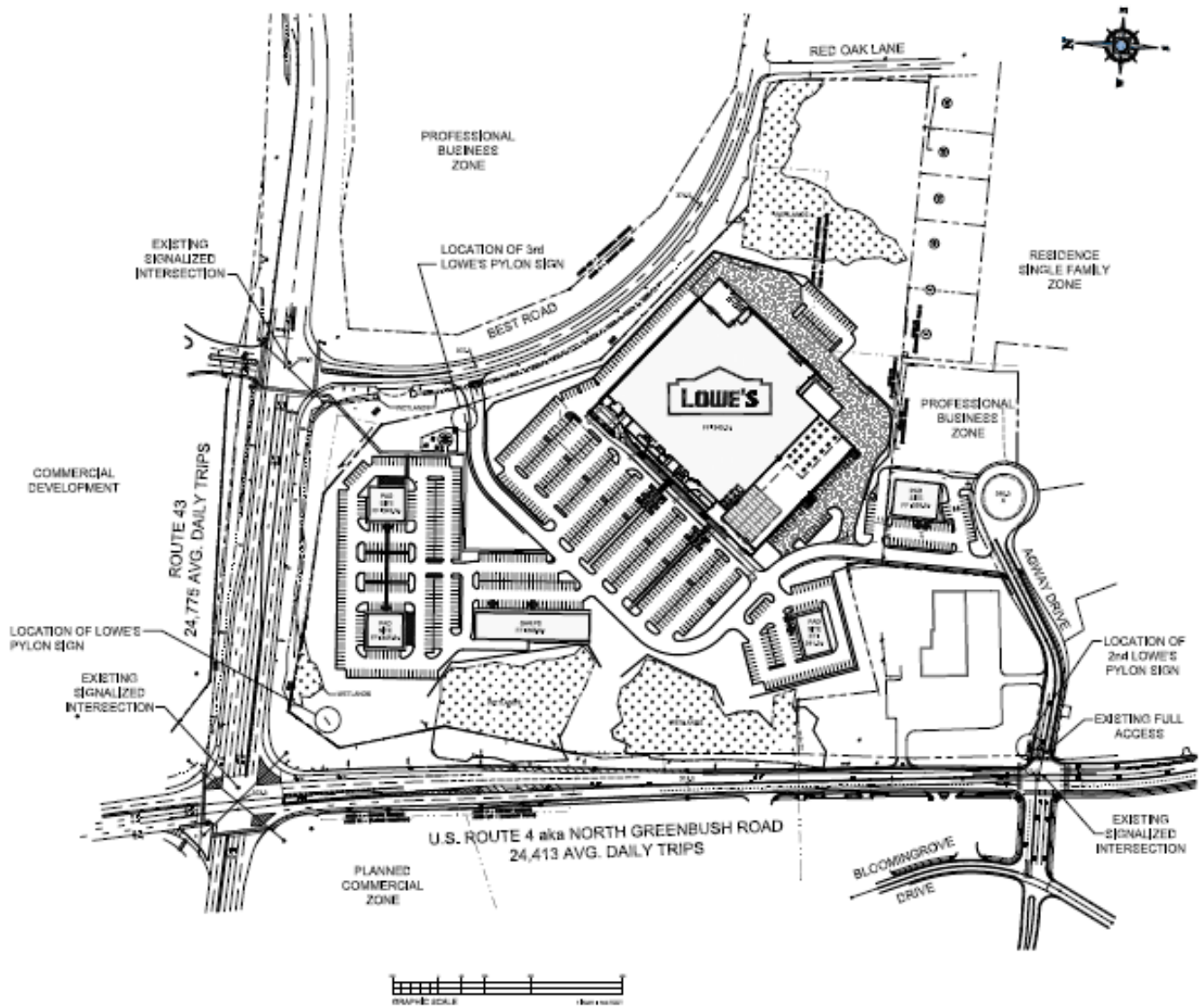


SEC OF ROUTES 4 & 43
ALBANY, NORTH GREENBUSH, NEW YORK

BET Investments

200 Witmer Road | Suite 200 | Horsham, PA 19044
T: 215 938 7300 | F: 215 938 8651
www.betinvestments.com

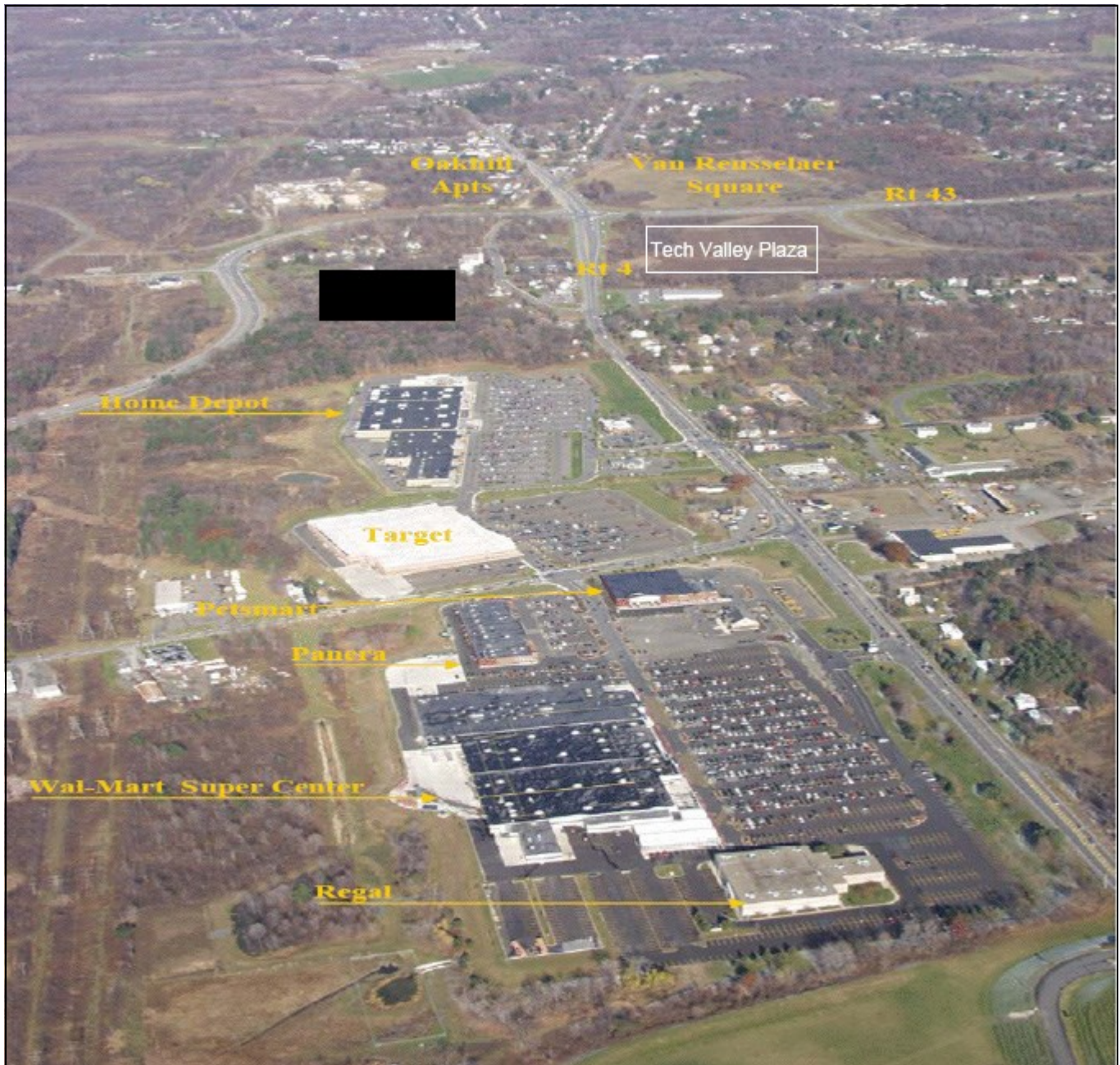
Contact:
Michael P. Markman
E-mail: mmarkman@betinvestments.com



TECH VALLEY PLAZA	
Proposed Tenant/Development	Area
Retail	145,614 SF
Two (2) Retail Pads	6,000 SF each
Total	157,614

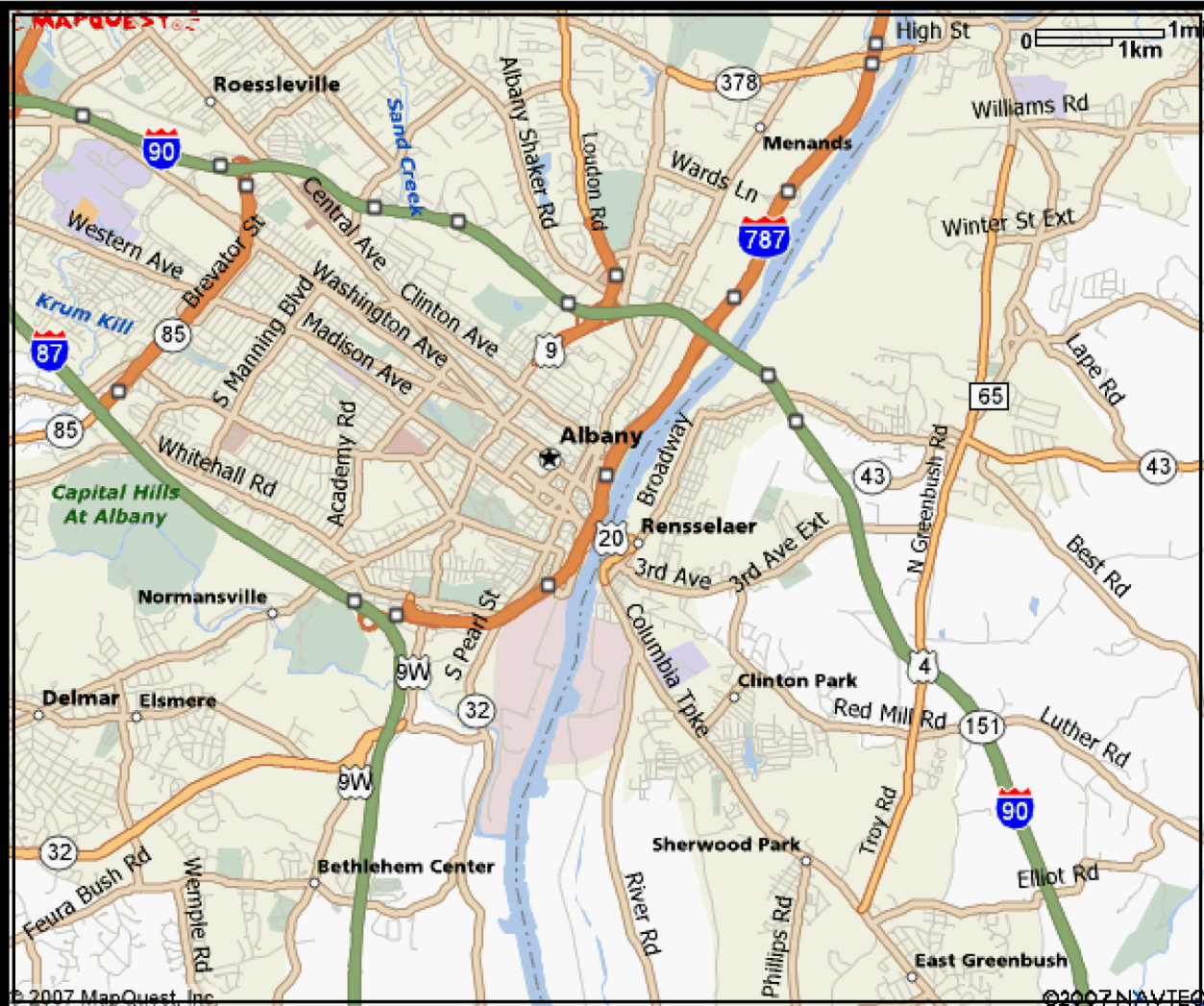
PROPERTY INFORMATION

- *+/- 240,000 Square Foot Power Center just off I-90 at the intersection of Routes 4 & 43.*
- *Spaces available start at 1,500 SF.*
- *Traffic Count over 38,500 AADT.*
- *Located just a 1/4 mile from Home Depot, Target, Wal-Mart Super Center and Regal Cinemas.*



PROPERTY INFORMATION

- Ideally situated on a major intersection and located to serve Albany and its eastern suburbs.
- Access via Routes 4 and 43 and Interstate 90
- Proposed Major Retail (appx. 145,614 SF) and two Retail Pads (6,000 SF each).



Demographics (2015 Estimate)

	3 Miles	5 Miles
Population	56,979	141,590
Household Income	\$61,237	\$67,217