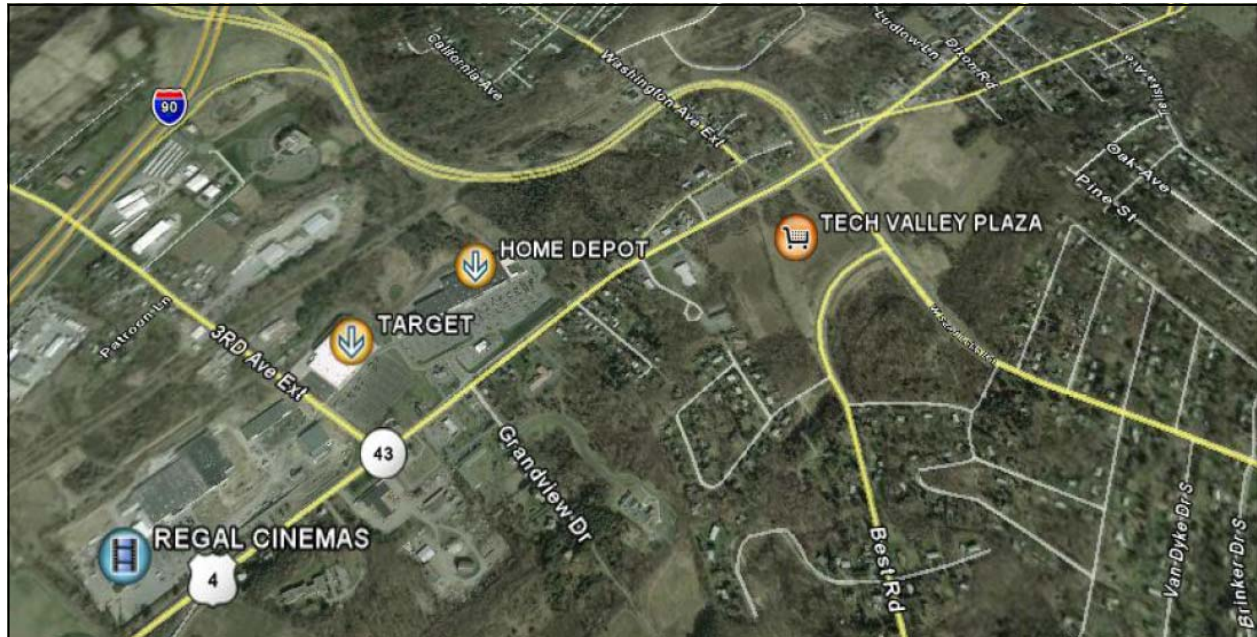


TECH VALLEY PLAZA

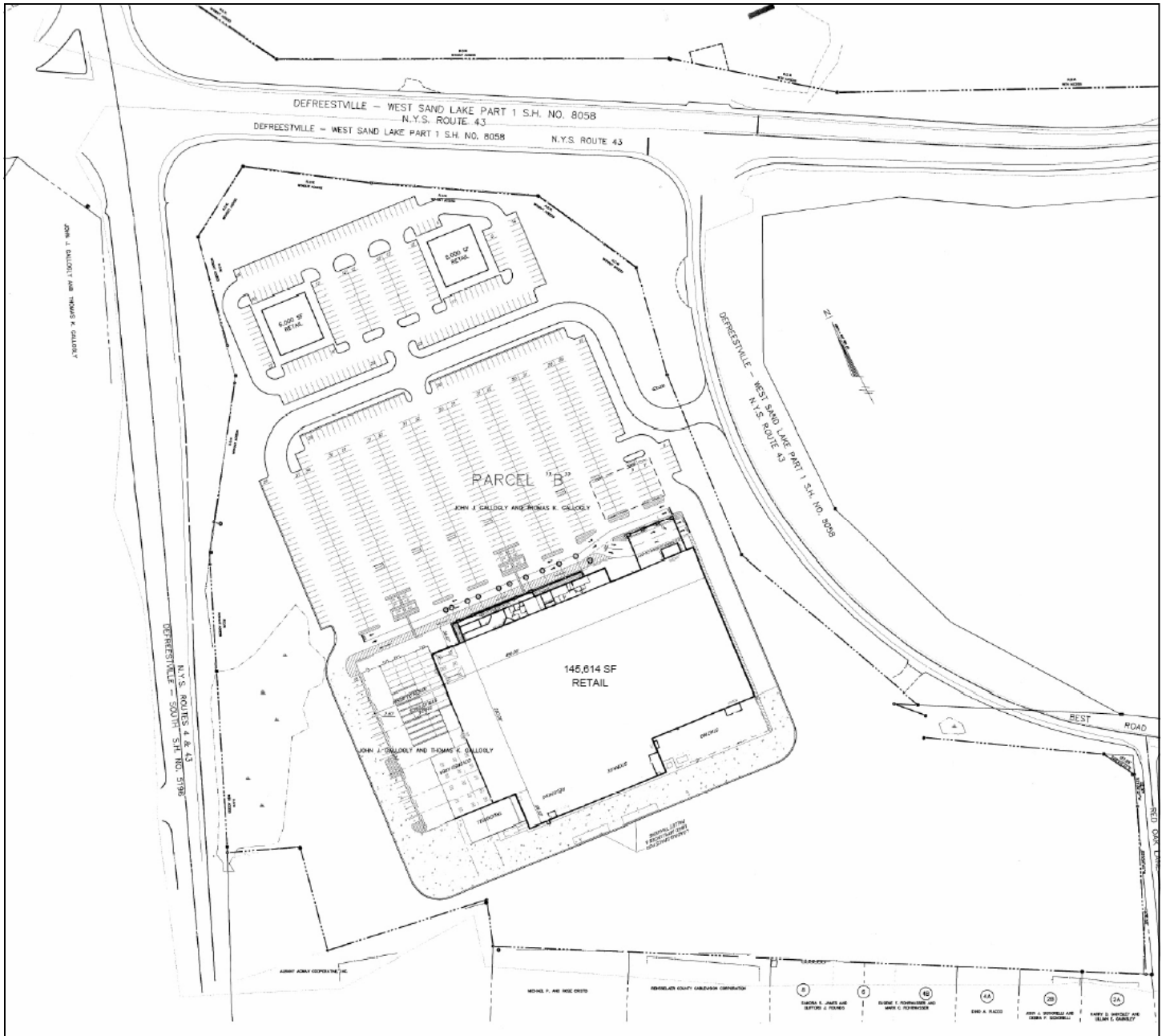


SEC OF ROUTES 4 & 43
ALBANY, NORTH GREENBUSH, NEW YORK

BET Investments

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

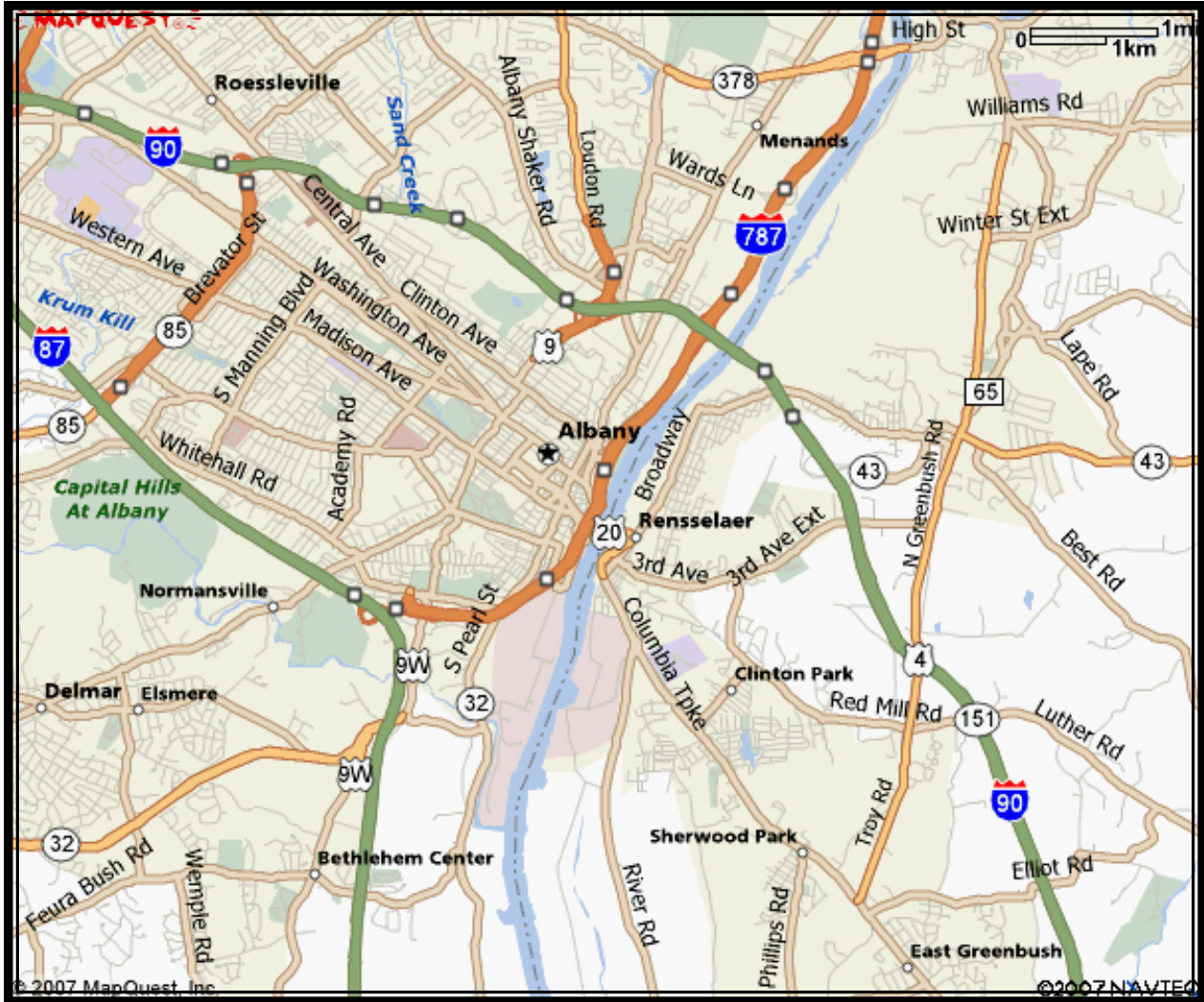
PROPERTY INFORMATION

- *+/- 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 (2007 ESTIMATE)

	0 to 1 miles	0 to 3 miles	0 to 5 miles
Population	2,661	25,210	136,330
Households	1,130	10,699	59,050
Average Household Income	\$80,957	\$60,840	\$50,939