



Cohen & Company, Inc.
R E A L E S T A T E

KAISER AND PUTTERMAN OF COHEN AND COMPANY BROKER THE SALE OF ALBANY SQUARE SHOPPING CENTER, ALBANY, GEORGIA

New York, New York February 29, 2008.....**Cohen and Company, Inc. Real Estate (CCIRE)** is pleased to announce the sale of **Albany Square Shopping Center**, a regional shopping center in **Albany, Georgia**.

Albany Square, built in 1993, is 125,000 square feet shopping center shadow-anchored by a successful Publix. Target is located to the west of the center and the Albany Mall is located immediately to the east. The center is anchored by a Hobby Lobby and a Stein Mart that are both paying below market rents.

Ric Kaiser, Senior Executive Director of CCIRE, represented the seller, a local Atlanta development company, and **Helen Putterman**, President of CCIRE, represented the purchaser, a national shopping center investment company.

“The motivating factor for the sale was the property no longer fit into the profile of core properties in the Seller’s portfolio,” remarked Mr. Kaiser.

“The buyer saw an opportunity to purchase a well-located property with the potential to provide for a good return in the marketplace,” says Ms. Putterman.

The property was purchased well below replacement cost.

If you would like further information regarding this property, please contact Ric Kaiser at (212) 803-5777 or Helen Putterman at (212) 803-5776.

CCIRE, in conjunction with its affiliate offices is one of the leading full service brokerage firms specializing in shopping centers in the United States. The firm now has **exclusive listings** for the sale of shopping centers priced from **\$3,000,000 to \$40,000,000 in Connecticut, Florida, Maryland, New Jersey, New York and Ohio**. We now have added one **new exclusive of three South Florida centers for nearly \$100,000,000**.



9 East 40th Street
10th Floor
New York, NY 10016
Telephone: (212) 679-1222
Facsimile: (212) 679-1533



