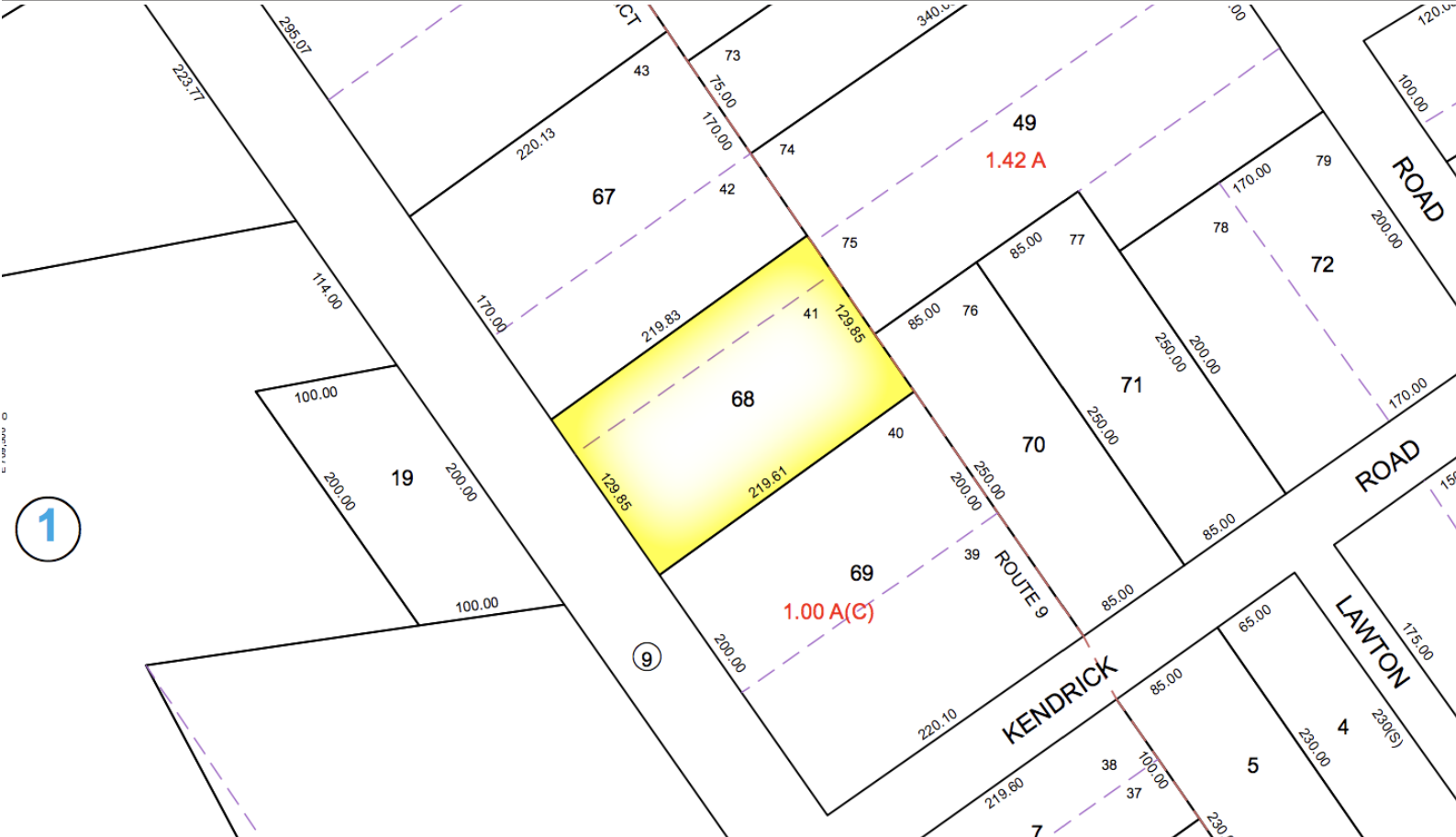


RETAIL BUILDING AVAILABLE FOR GOUND LEASE

974 STATE ROUTE 9 QUEENSBURY, NY 12804



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RETAIL OPPORTUNITY ALONG ROUTE 9

Information

Building Size	2,100 SF
Lot Size	0.66 Acres
Zoning	Commercial Moderate
Rent	\$50,000/Annually

Area Retailers



The information contained herein has been obtained from sources deemed reliable. However we do not make any guarantees, warranties, or representation as to the completeness and accuracy thereof.

Key Features

- » Entire 0.66 Acre lot available for Ground Lease
- » Existing 2,100 SF retail building currently divided to fit two tenants and 750 SF trailer located in rear of property
- » Highly visible pylon sign with 130 FT of frontage along the State Route 9 northern corridor (13,916 AADT)

Demographics

	1 Mile	3 Miles	5 Miles
Population	2,753	32,624	54,027
Households	1,311	14,216	22,908
Average HH Income	\$81,830	\$81,687	\$81,638
Daytime Population	4,912	38,507	60,011
Business Establishments	298	1,783	2,599

