

For Lease - Retail Space For Rent Outlet Shopping In Lake George - \$4,431.02/Month or \$2.42/SF/Month

1496 Us Route 9, Lake George, New York 12845



Listing Contact - 1



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**TITAN Commercial Realty Group
LLC**



Description

LOCATED IN THE LAKE GEORGE OUTLETS. LAKE GEORGE ATTRACTS 6 MILLION OVERNIGHT AND DAY VISITORS ANNUALLY. AVAILABLE SPACE: APPROXIMATELY 1,831 SQUARE FEET. PARKING: 45 +/- PARKING SPACES. TRAFFIC COUNT: 11,981 AADT. SIGNAGE: PYLON SIGNAGE. ASKING: \$25.00 PSF NNN. NNN: \$4.04 PSF (TAX \$.86, INS. \$.61, CAM \$2.57).

Basic Information	
Lease Price:	\$2.42
Property Type:	Retail
Property Subtype:	Unanchored Shopping Center
Available Space:	1831.0 SF
Total Building:	8,000 SF
Lot Size:	2.0 Acres
REB Listing ID:	COM898

Details			
Listing Details		Structure Details	
Lot Size:	2.0 Acres	Stories:	1
Street Frontage:	120.0	Units:	3
Ceiling Height:	12 Feet	Loading Docks:	0
Year Built:		Overhead Doors:	0
Parking Spaces:	49	Elevators:	0
Zoning:	COMMERCIAL	HVAC:	Natural Gas
Sign on Property:	Yes	Power Amps:	200
		Power Phase:	3
		Heat:	Gas
		Sprinkler:	None
		Roof:	Rubber
		Sanitary System:	Sewer
		Water:	Public
		Condition:	Excellent

*No warranty or representation, express or implied, is made to the accuracy or completeness of the information contained herein, and same is submitted subject conditions, withdrawal without notice, and to any special listing conditions imposed by the property owner(s). As applicable, we make no representation as to the condition of the property (or properties) in question.