

# TITAN COMMERCIAL REALTY GROUP LLC

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PROUDLY PRESENTS:  
**1496 US ROUTE 9**  
LAKE GEORGE, NEW YORK 12845  
WARREN COUNTY

EXCELLENT LOCATION IN THE OUTLET SHOPPING DISTRICT  
SERVICE LOCALS AND HUGE TOURIST POPULATION

**QUICK FACTS**

- 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)

**DEMOGRAPHICS**

	<b>1 MILE</b>	<b>5 MILE</b>	<b>10 MILE</b>	<b>20 MILE</b>
<b>POPULATION</b>	1,084	39,286	90,134	163,335
<b>AVERAGE HH INCOME</b>	\$66,993	\$89,559	\$88,275	\$93,220
<b>MEDIAN AGE</b>	51.8	44.3	43.4	43.5
<b>TOTAL BUSINESSES</b>	50	1,796	3,220	4,931
<b>TOTAL EMPLOYEES</b>	1,580	25,325	47,442	65,464



## VIDEO TOUR



**Prime Retail Space for Lease in Lake George Outlets | 1,831 SF | High Traffic Area!**

TITAN COMMERCIAL REALTY GROUP LLC

24 AVIATION RD, ALBANY, NY, 12205

518 400 0668

[WWW.TITANCOMMERCIALREALTYGROUP.COM](http://WWW.TITANCOMMERCIALREALTYGROUP.COM)

[https://www.dos.ny.gov/licensing/docs/FairHousingNotice\\_new.pdf](https://www.dos.ny.gov/licensing/docs/FairHousingNotice_new.pdf)

**HELPING BUILD EMPIRES  
ONE DEAL AT A TIME**

TDROWLETTE@TITANCOMMERCIALREALTYGROUP.COM

TODD J DROWLETTE

NYS LICENSED REAL ESTATE BROKER

MANAGING DIRECTOR

518 400 0668 EXT 702





Family FOOTWEAR CENTER  
**DXL**  
 BIG + TALL  
**SITE**

**carter's**  
 chico's outlet  
 BROOKS BROTHERS  
**GUESS**  
 FACTORY STORE  
 LE CREUSET

UNDER ARMOUR  
**L.L.Bean**  
 Hanes  
 TIMBERLAND  
 STARBUCKS COFFEE  
 THE COMPASS PLACE  
 FAMOUS footwear OUTLET

**COACH** OUTLET  
 POLO RALPH LAUREN FACTORY STORE  
**MICHAEL KORS** OUTLET  
 LANE BRYANT  
 YANKEE CANDLE  
 LEVI'S OUTLET STORE  
**asics**  
 Vera Bradley

**WARREN COUNTY JAIL**  
**WARREN COUNTY MUNICIPAL CENTER**

**Mobil**  
**DUNKIN'**

**GAP** OUTLET  
 SPERRY  
 TOMMY HILFICKER  
 BANANA REPUBLIC  
 JOCKEY  
 I.CREW FACTORY  
 MERRELL  
 sunglass hut

**46,498 AADT**

**adidas**  
 AMERICAN EAGLE  
**OLD NAVY** OUTLET  
 new balance FACTORY STORE  
**claire's**  
**zumiez**  
**SKECHERS**  
 Lindt  
 MASTER WHIPS CHOCOLATE SINCE 1845  
**LOFT** OUTLET

**LAKE GEORGE/GLENS FALLS, NEW YORK MSA**

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