



Great Dane Properties, LLC

Commercial Real Estate Sales, Leasing, Management & Development

For Sale

Ticonderoga Plaza

1171 NYS Route 9N
Ticonderoga, NY 12883

Great Dane Properties is pleased to present a one story, 81,553 SF retail center with the brand new Walgreens outparcel situated on 4.90 Acres for Sale in Ticonderoga, NY.

Ticonderoga is located in the Adirondack Park, nestled between Lake George & Lake Champlain in the southeastern corner of Essex County.

**Price Reduced!
Motivated Seller**

~~\$8,574,576.56~~
\$7,779,207.52



Price \$7,779,207.52
Cap Rate 8.1%

Joseph M. Draghi

Licensed Real Estate Broker

Licensed in New York, New Hampshire, Connecticut,
Massachusetts, Vermont & Florida

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Karina K. Draghi

Licensed Real Estate Broker

Licensed in
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Florida Office: 6151 Blackjack Court N, Punta Gorda, FL 33982

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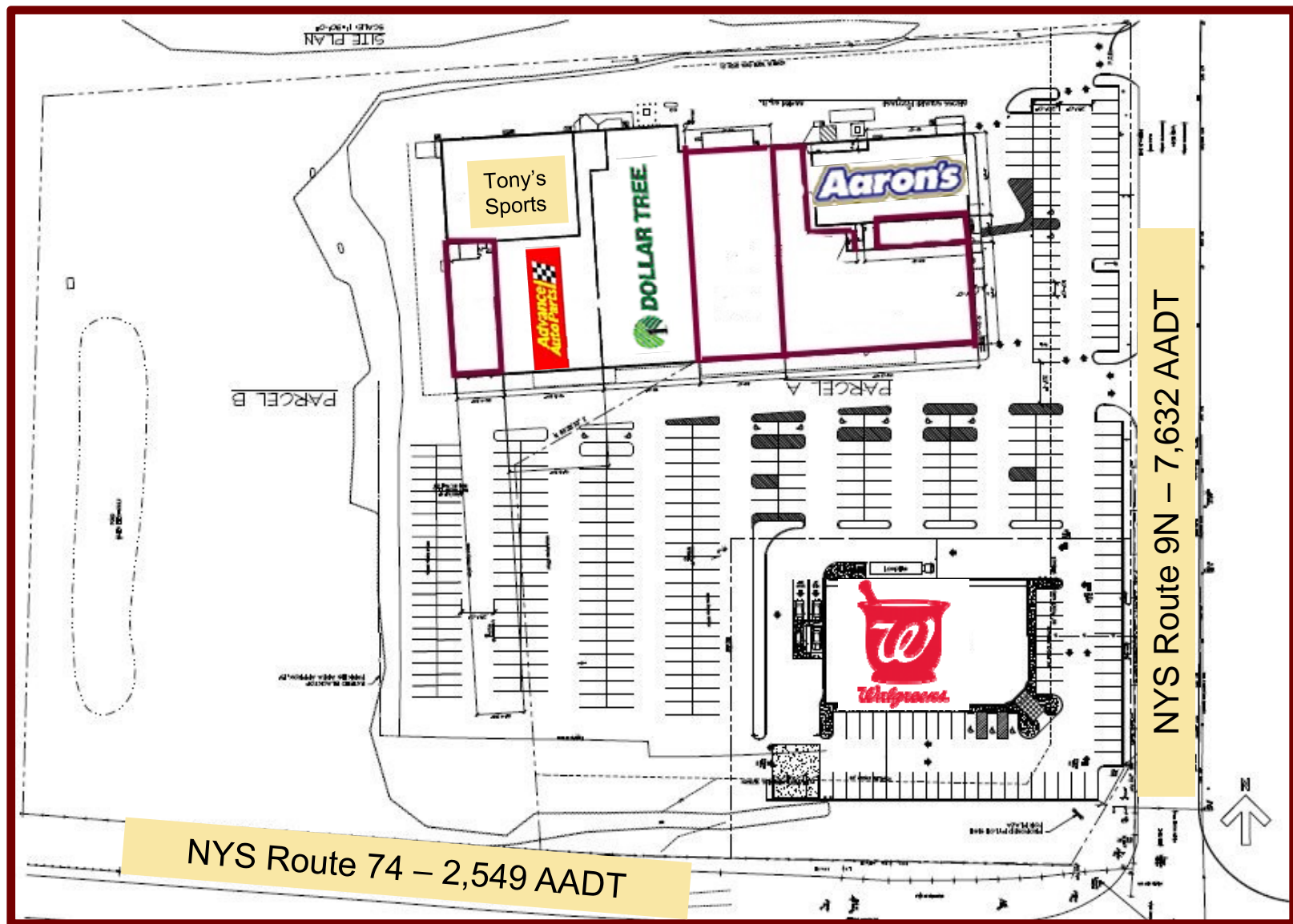
2013 Demographics			
1171 NYS Route 9N Ticonderoga, NY			
	2 Mile Radius	5 Mile Radius	10 Mile Radius
Population	2,662	5,020	10,111
Households	1,103	2,112	4,215
Median HH Income	\$42,407	\$44,478	\$49,274
Per Capita Income	\$22,812	\$23,553	\$25,269



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PLAZA

Total Revenue Plaza GLA 66,989 sf	\$383,229.52
Plaza Operating Expenses	\$137,231.79
NOI	\$245,997.73
Plaza Cap rate	10.5%
Plaza capitalized value	\$2,342,835.52

RITE AID (Walgreens)

Rite-Aid NOI (Soon to be rebranded Walgreens)	\$380,546.04
Cap rate	7%
Rite-Aid capitalized value (Soon to be rebranded Walgreens)	\$5,436,372.00

PLAZA & WALGREENS

Capitalized Market Value	\$7,779,207.52
Blended Cap rate for Plaza & Rite Aid	8.1%

The information contained herein was obtained from sources we consider reliable; however no representation or warranty is made to its accuracy and is submitted subject to errors, omissions, prior sales, and withdrawal from the market or change in price; or changes to the subject property's condition, layout, square footage and development plans without notice. Seller/Landlord and Broker make no representation as to the environmental condition of the property or suitability for use, and recommend Purchasers/Lessors independent investigation.



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