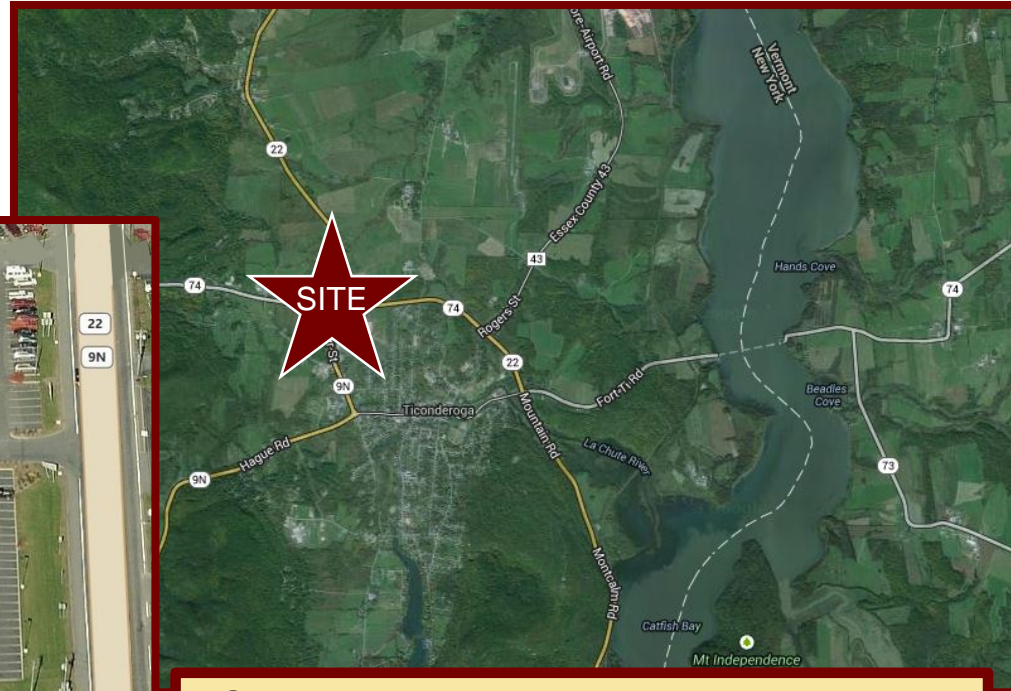




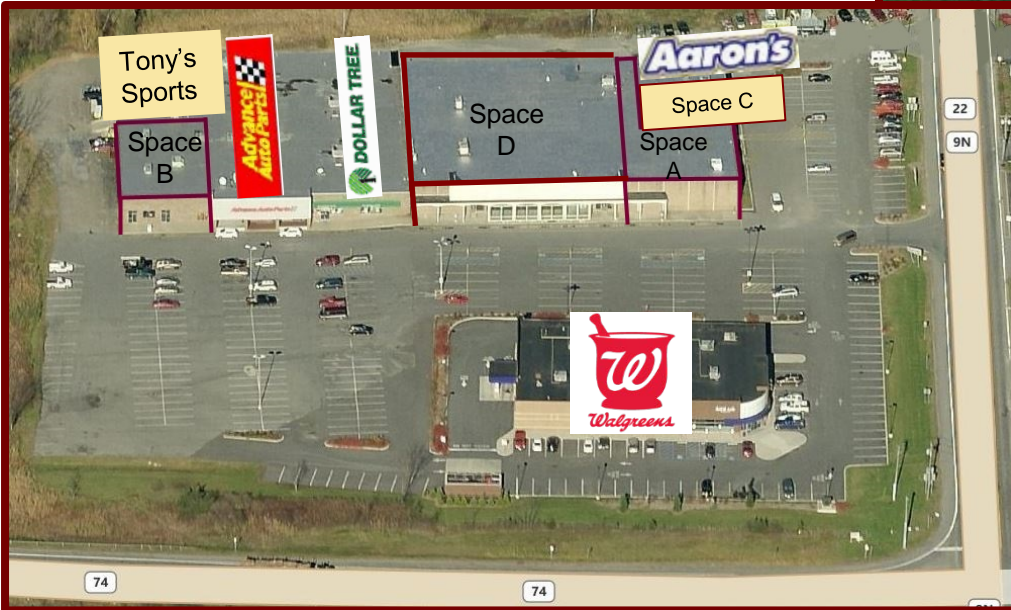
Great Dane Properties, LLC

Commercial Real Estate Sales, Leasing, Management & Development

**1171 NYS Route 9N
Ticonderoga, NY 12883**



Great Dane Properties is pleased to present 29,056 SF of retail space for lease in Ticonderoga, NY. Join Walgreens, Advance Auto Parts, Dollar Tree, and Aaron's.



Joseph M. Draghi

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1171 NYS Route 9N
Ticonderoga, NY 12883



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

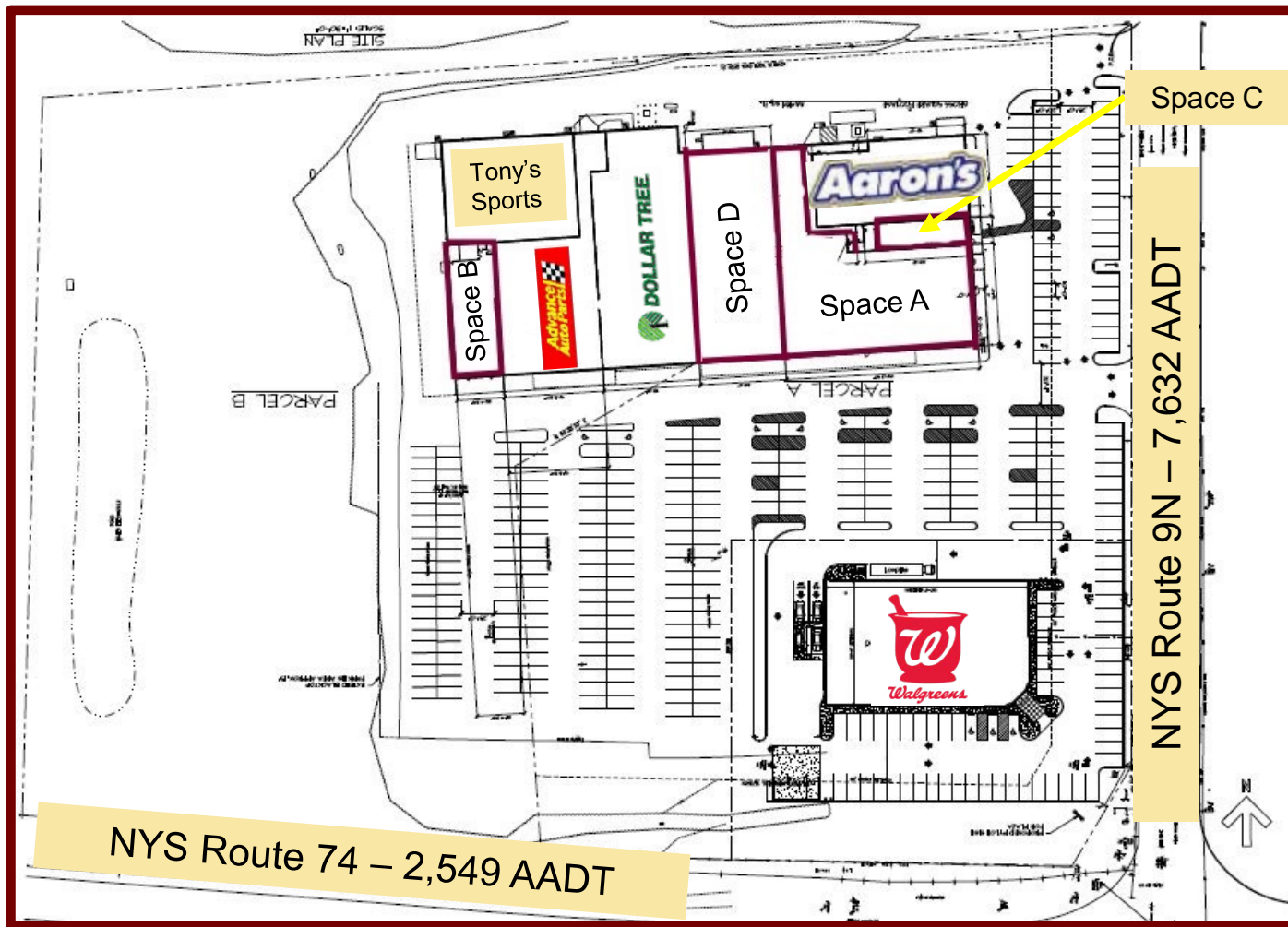


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NYS Route 74 - 2,549 AADT

Space C

NYS Route 9N - 7,632 AADT



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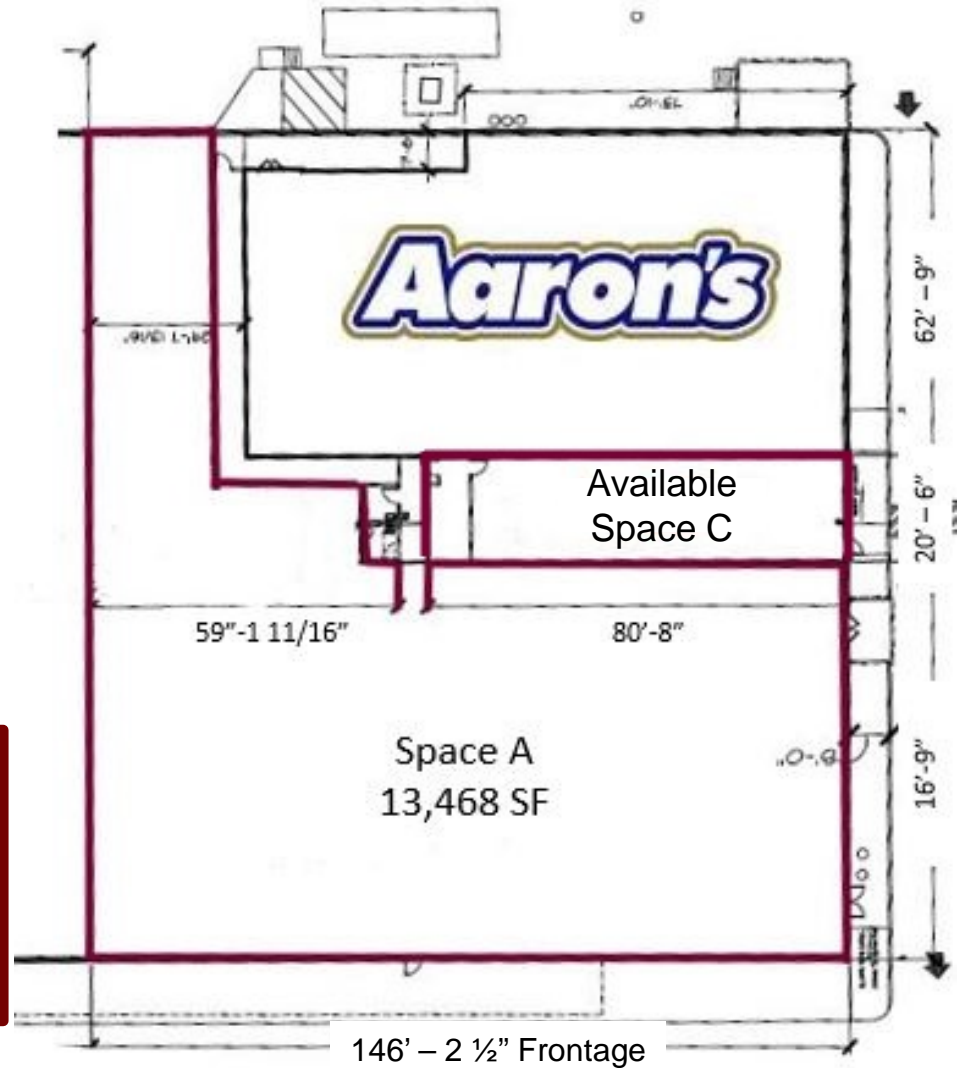
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Ticonderoga, NY 12883

Space A
Floor Plan

Retail Space For Lease
Space A - 13,468 SF
Space B - 3,600 SF
Space C - 1,636 SF
Space D - 10,352 SF
Traffic Count NYS Route 74 - 2,549AADT
Traffic Count NYS Route 9N - 7,632AADT



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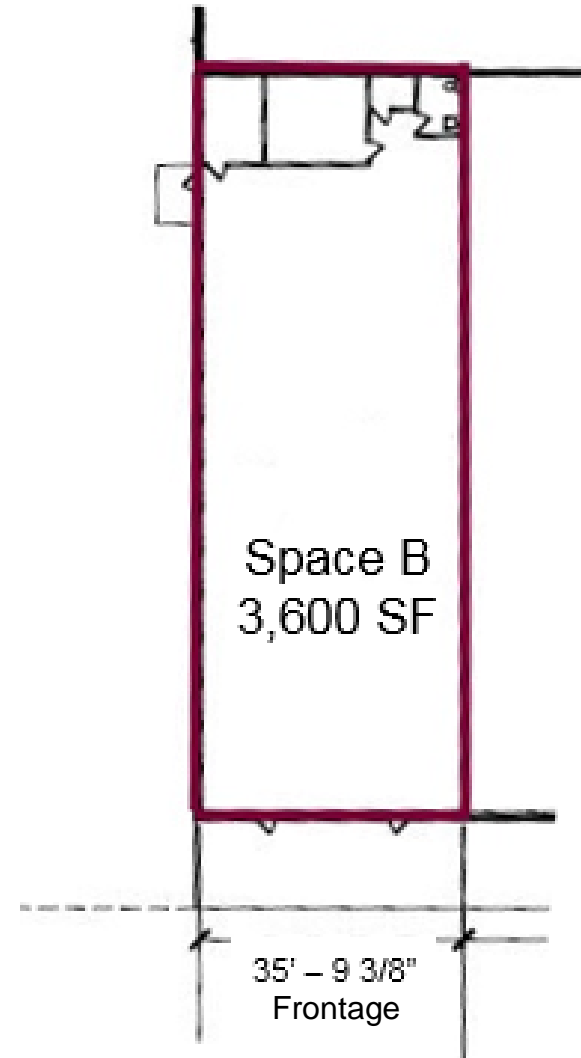
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**1171 NYS Route 9N
Ticonderoga, NY 12883**

**Space B
Floor Plan**

Retail Space For Lease
Space A - 13,468 SF
Space B - 3,600 SF
Space C - 1,636 SF
Space D - 10,352 SF
Traffic Count NYS Route 74 - 2,549AADT
Traffic Count NYS Route 9N - 7,632AADT



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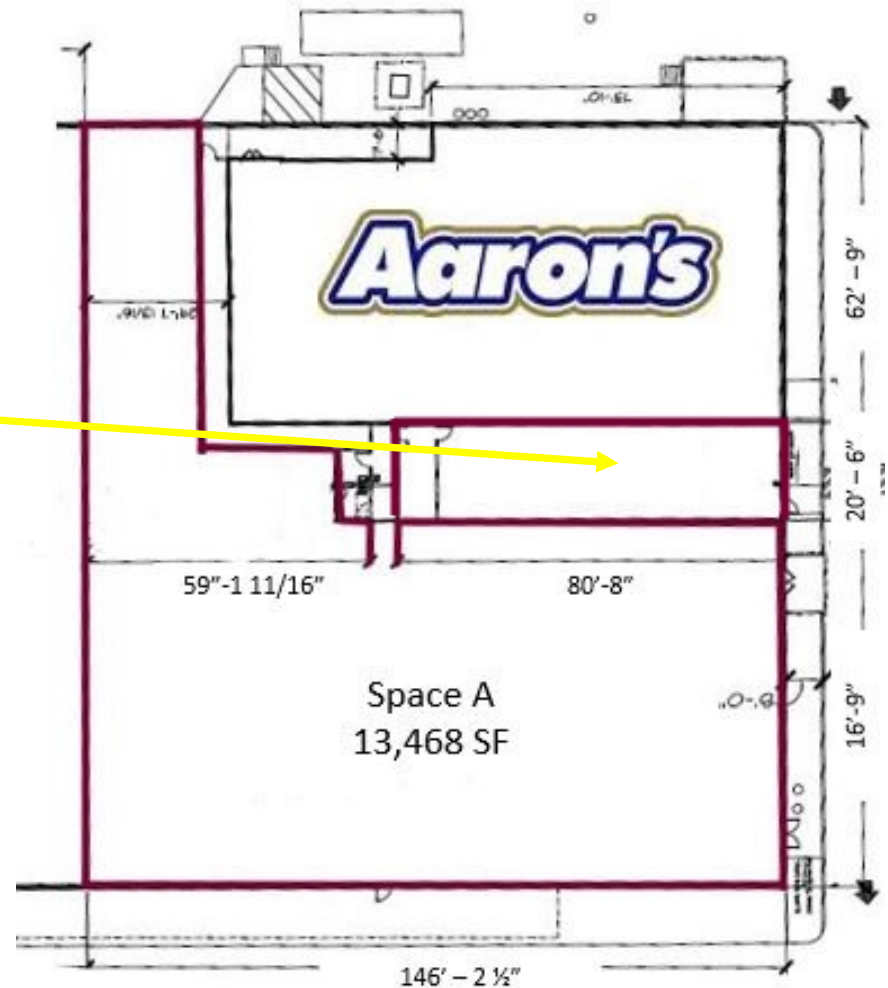
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Space C
1,636 SF
20.6' Frontage

Retail Space For Lease
Space A - 13,468 SF
Space B - 3,600 SF
Space C - 1,636 SF
Space D - 10,352 SF
Traffic Count NYS Route 74 - 2,549AADT
Traffic Count NYS Route 9N - 7,632AADT



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**1171 NYS Route 9N
Ticonderoga, NY 12883**

**Space D
Floor Plan**

Retail Space For Lease

Space A - 13,468 SF

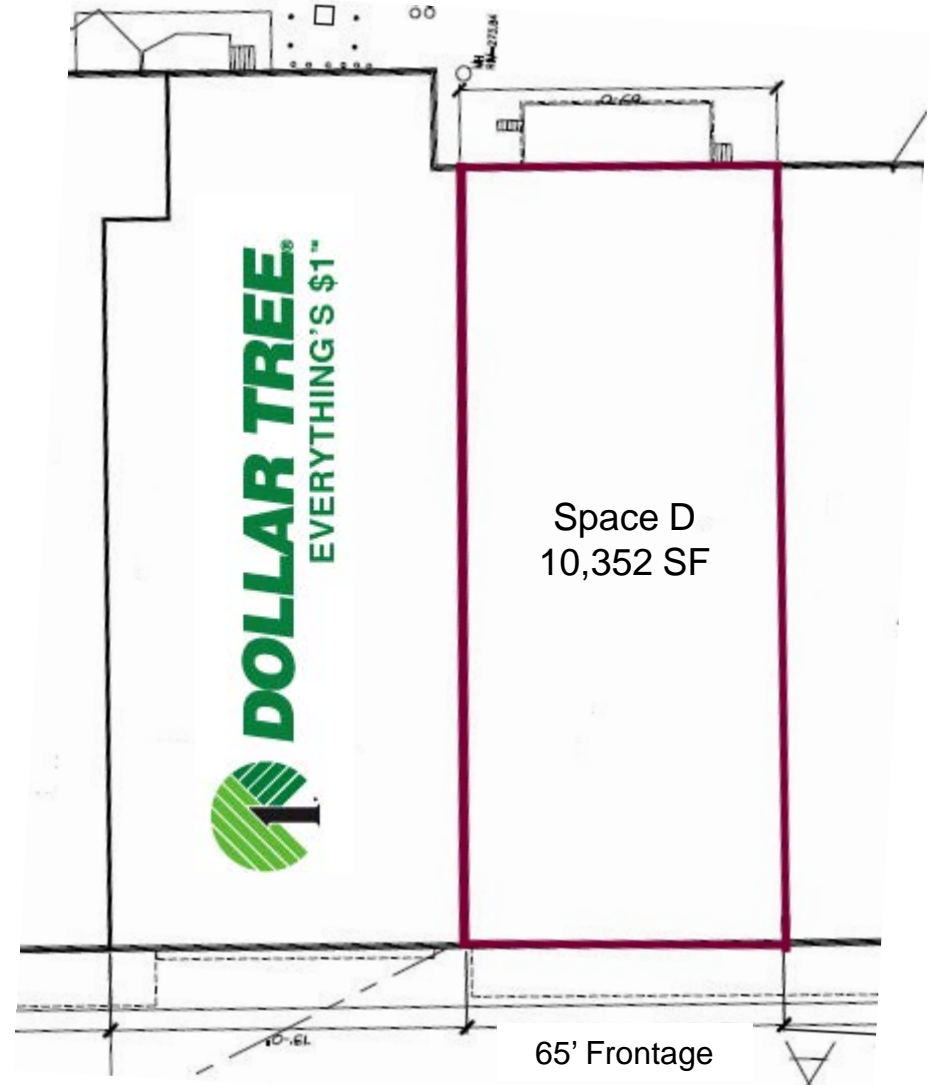
Space B - 3,600 SF

Space C - 1,636 SF

Space D - 10,352 SF

Traffic Count NYS Route 74 - 2,549AADT

Traffic Count NYS Route 9N - 7,632AADT



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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