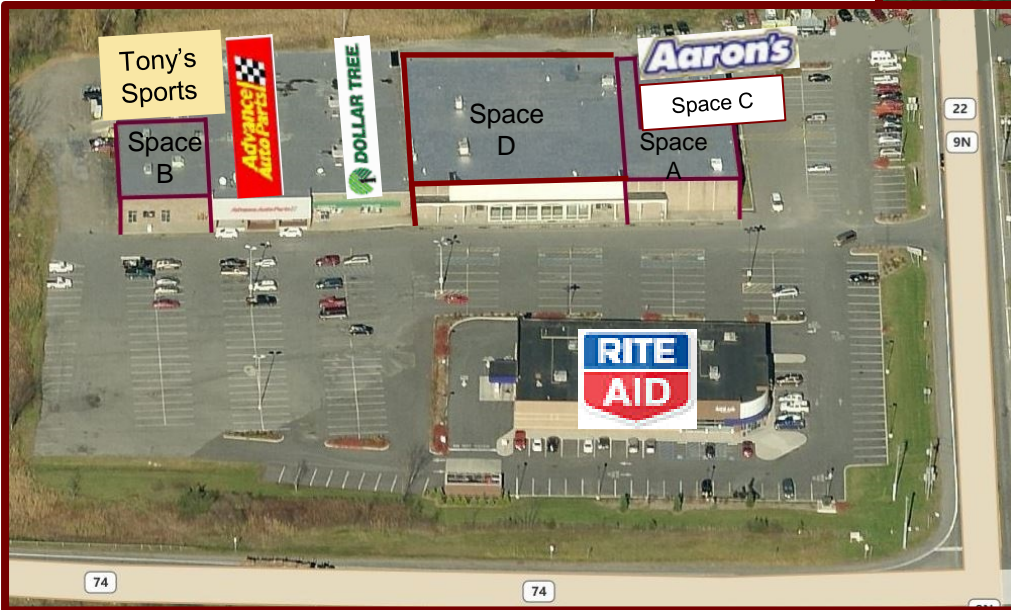
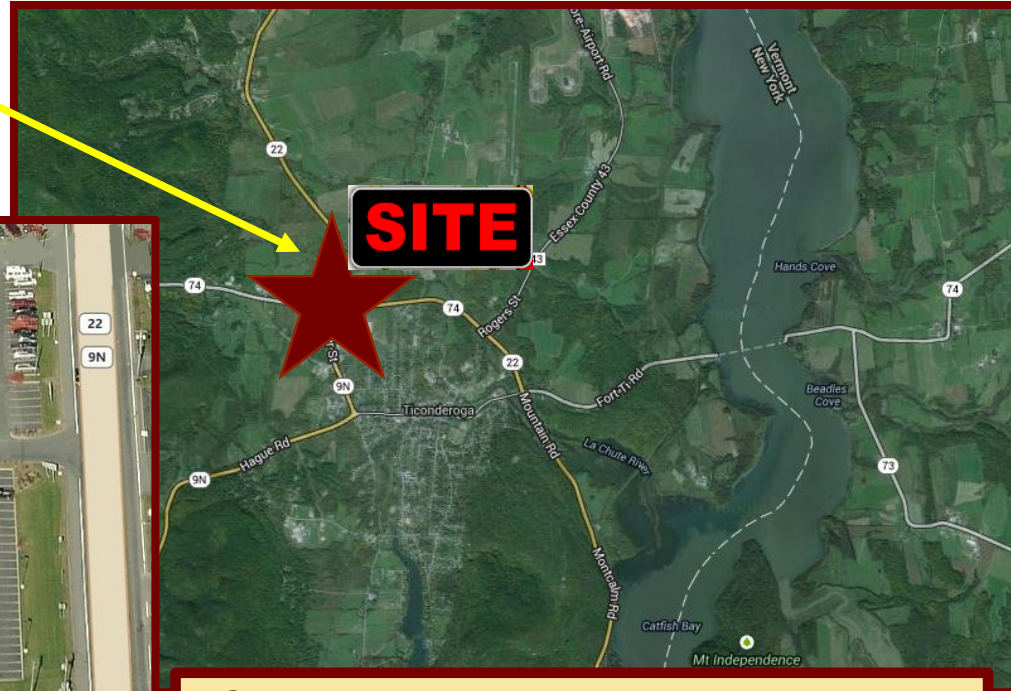




# Great Dane Properties, LLC

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 Rite Aid, Advance Auto Parts, Dollar Tree, and Aaron's,

## Joe Draghi

Licensed Real Estate Broker

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

607-838-3263 – jdraghi@greatdaneproperties.com

NY Office: PO Box 212, Mclean, NY 13102

## Karina Draghi

Licensed Real Estate Broker

Licensed in New York & Florida

607-838-3463 – karina@greatdaneproperties.com

Fax 607-218-8721

\* Florida Office: 6151 Blackjack Court N, Punta Gorda, FL 33982

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



**Great Dane Properties, LLC**

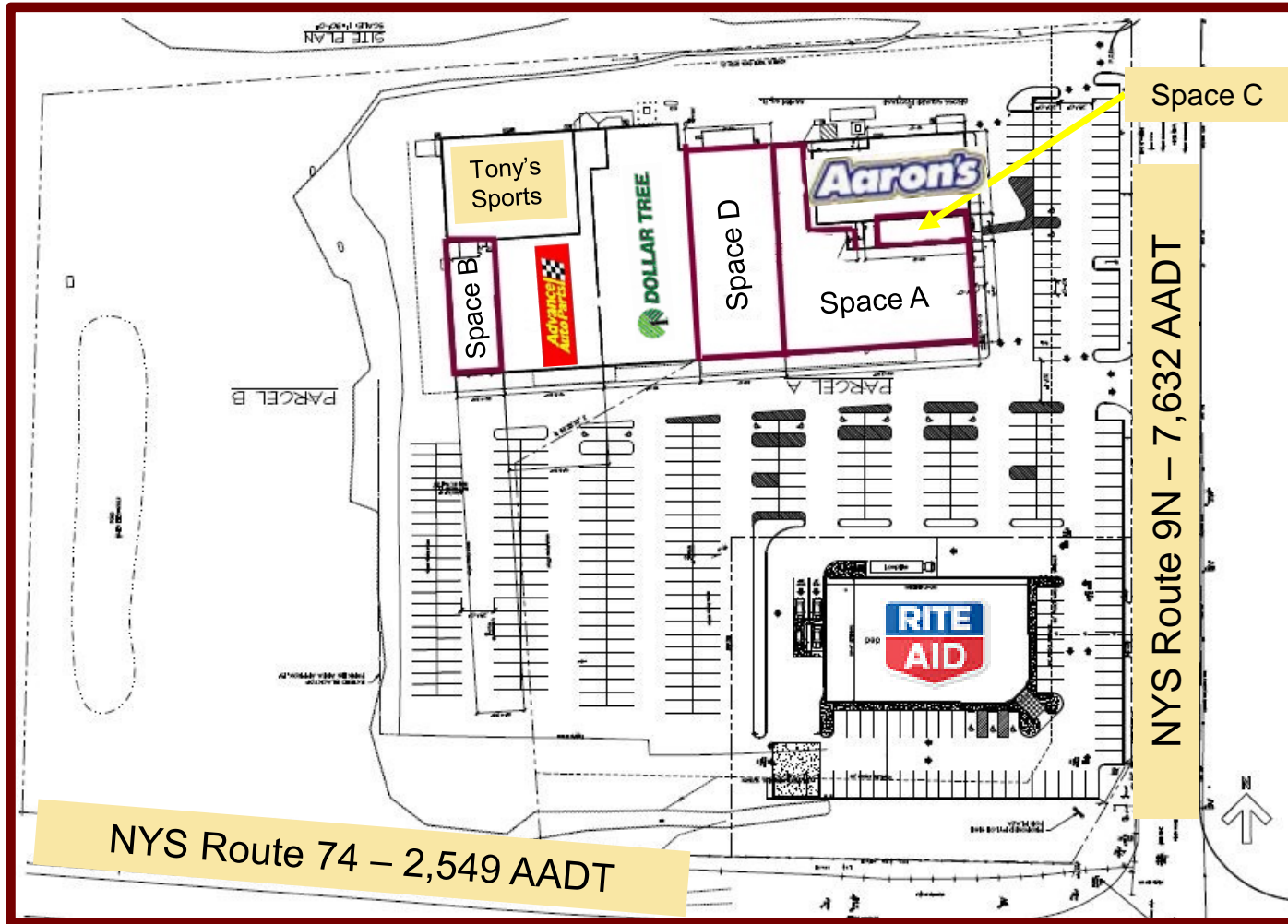
**Joe Draghi 607-838-3263** – [jdraghi@greatdaneproperties.com](mailto:jdraghi@greatdaneproperties.com)

**Karina Draghi 607-838-3463** – [karina@greatdaneproperties.com](mailto:karina@greatdaneproperties.com)

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NYS Route 74 – 2,549 AADT

Space C

NYS Route 9N – 7,632 AADT



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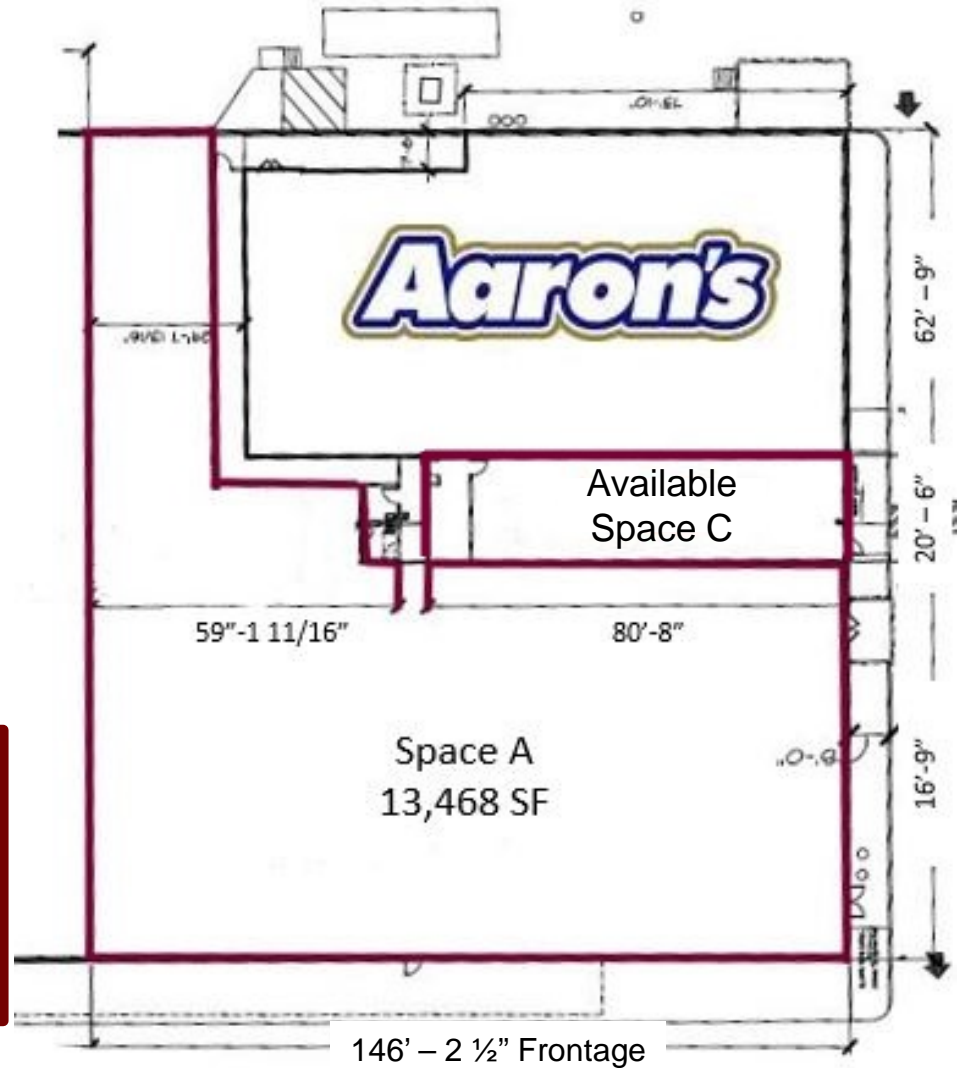
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1171 NYS Route 9N  
Ticonderoga, NY 12883

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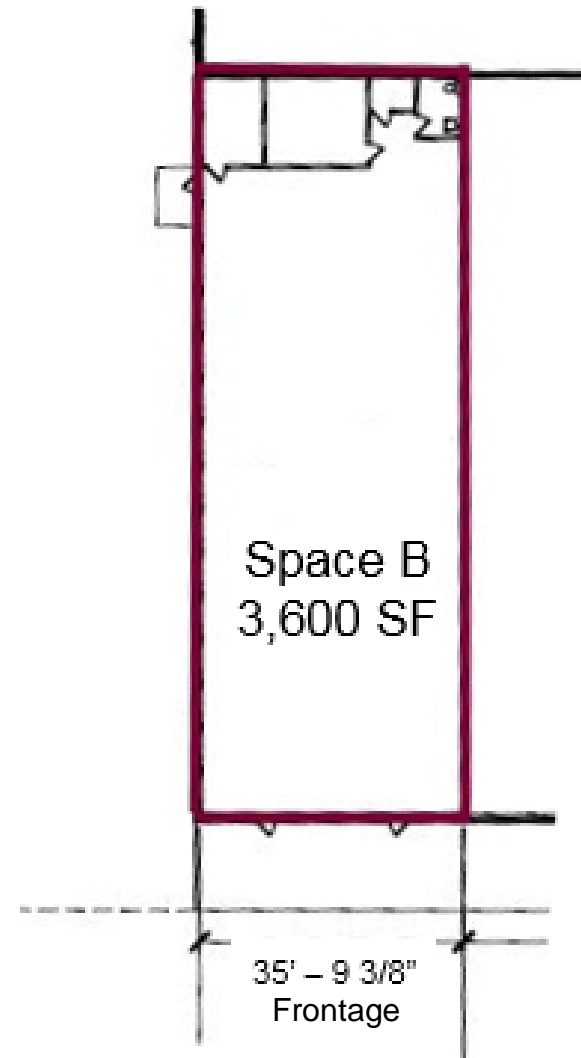
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**1171 NYS Route 9N  
Ticonderoga, NY 12883**

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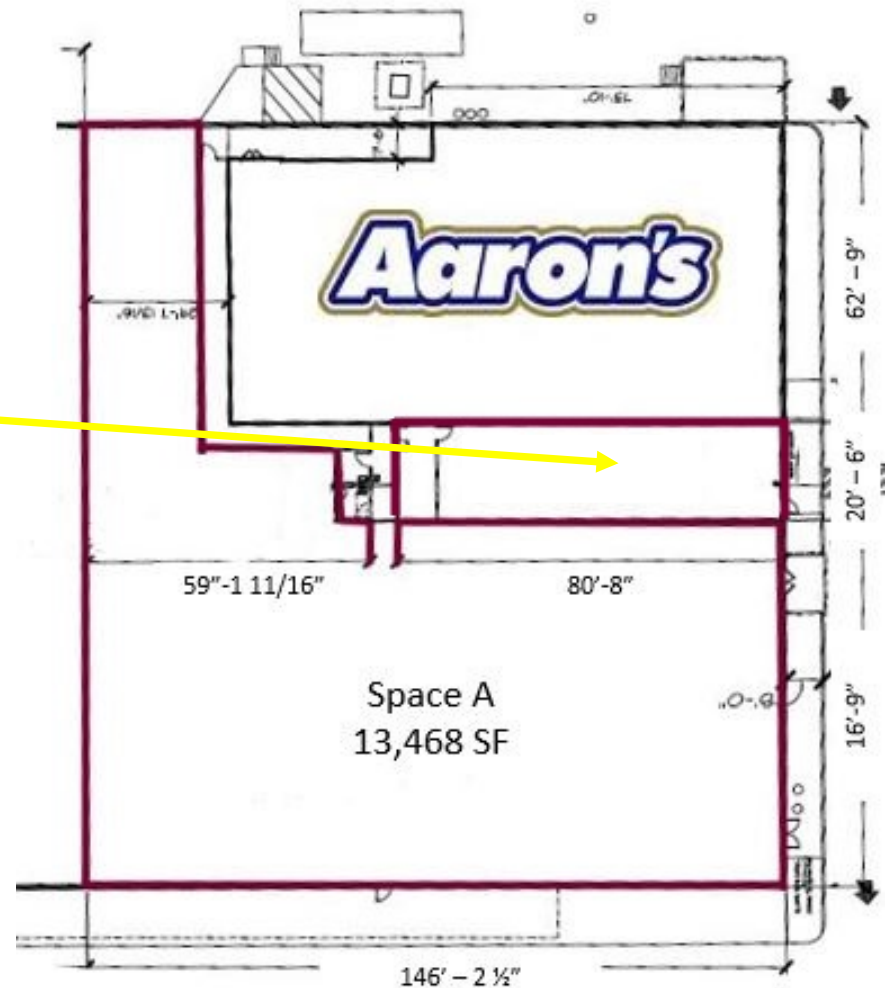
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**1171 NYS Route 9N  
Ticonderoga, NY 12883**

**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



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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Space D  
Floor Plan

**Retail Space For Lease**

Space A - 13,468 SF

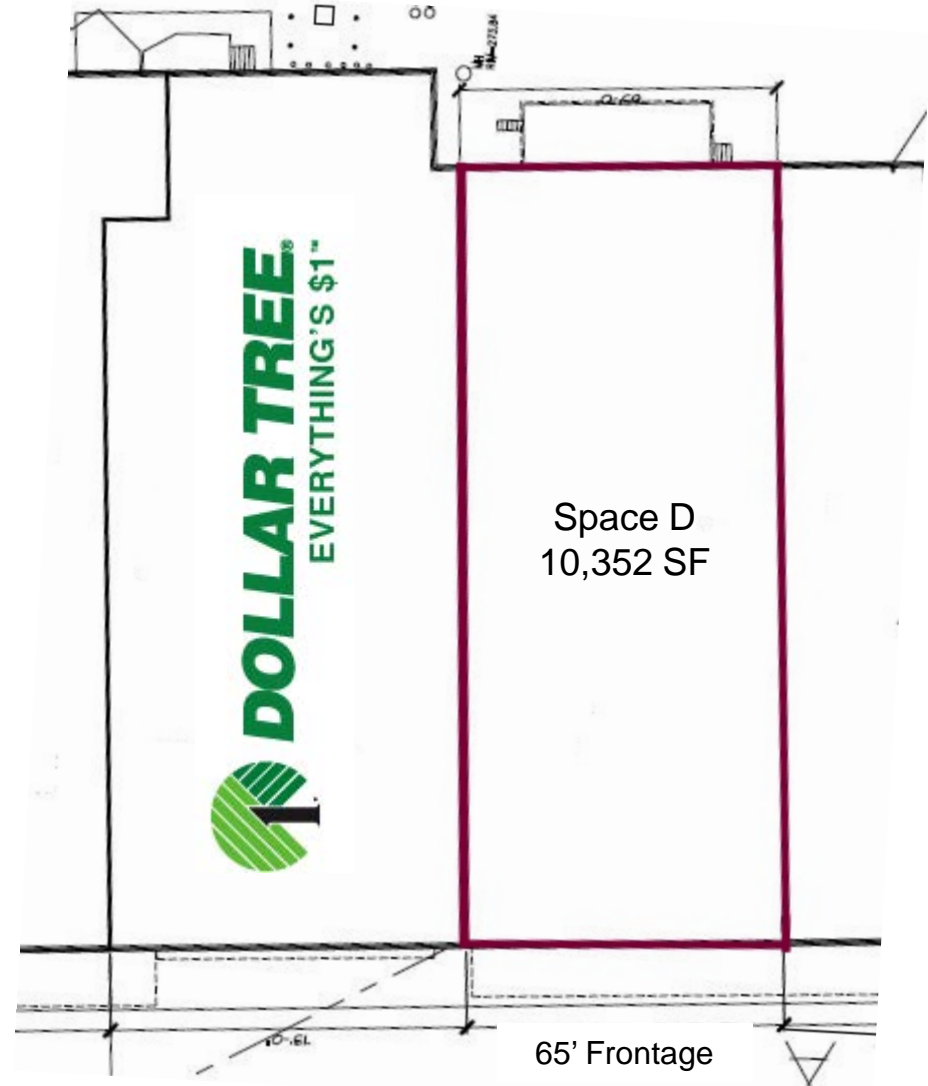
Space B - 3,600 SF

Space C - 1,636 SF

Space D - 10,352 SF

Traffic Count NYS Route 74 - 2,549AADT

Traffic Count NYS Route 9N - 7,632AADT



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