

1012 ROUTE 9

Queensbury, NY 12804

FOR SALE | RETAIL SPACE

EXECUTIVE SUMMARY



OFFERING SUMMARY

Sale Price:	\$1,149,000
Available SF:	
Lot Size:	1.5 Acres
Year Built:	1965
Building Size:	9,276 SF
Renovated:	2010
Market:	Queensbury
Submarket:	Lake George
MLS#:	201800668
Traffic Count:	13,957
Price / SF:	\$123.87

PROPERTY OVERVIEW

1.5 acres with existing 9,276 sf restaurant on busy Rt. 9, just south of Great Escape Amusement Park, and The Outlets at Lake George. Building has (2) two main dining areas intersected by a bar, and one large dining hall for events. Site is perfectly flat and could be redeveloped for retail/office use. Great visibility and access, with an overabundance of parking!



Paul Bulmer

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VF Vanguard-Fine, LLC
Commercial Real Estate Professionals

Vanguard-Fine, LLC Commercial Real Estate Professionals is a Licensed Real Estate Broker
This plan is for informational purposes only and no representations are made. Current conditions must be confirmed by each prospective buyer/tenant

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ADDITIONAL PHOTOS



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RETAIL MAPS



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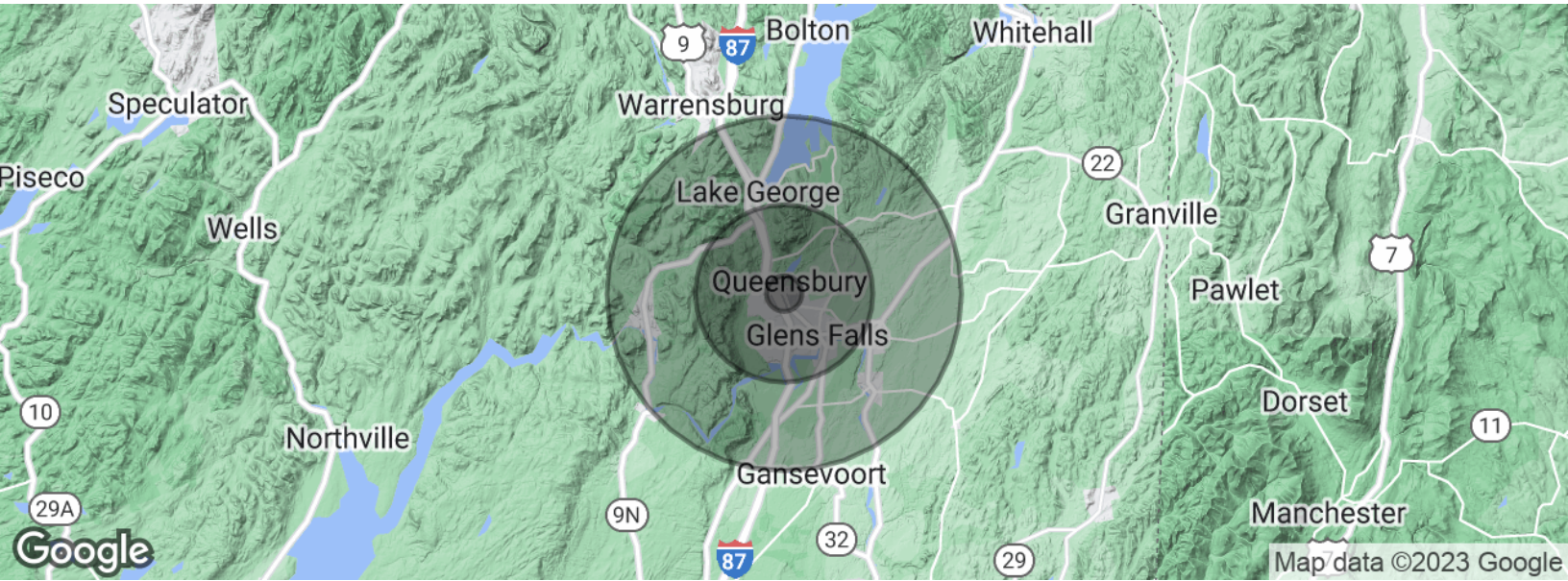
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DEMOGRAPHICS MAP & REPORT



POPULATION

1 MILE

5 MILES

10 MILES

Total population	2,748	58,730	102,431
Median age	47.4	41.0	40.9
Median age (Male)	46.7	39.9	40.1
Median age (Female)	48.8	42.1	41.9

HOUSEHOLDS & INCOME

1 MILE

5 MILES

10 MILES

Total households	1,369	25,649	43,409
# of persons per HH	2.0	2.3	2.4
Average HH income	\$63,890	\$63,869	\$62,876
Average house value	\$227,177	\$227,890	\$217,857

* Demographic data derived from 2020 ACS - US Census

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