

SARANAC LAKE UNDER DEVELOPMENT

258 BROADWAY

AUBUCHON
HARDWARE

YOUR LOGO
HERE

NEW CONSTRUCTION

ANCHORED BY AUBUCHON HARDWARE

FLEXIBLE FLOORPLAN - UP TO 9,088 SF

HIGH VISIBILITY & LOCAL FOOT TRAFFIC

SPRING 2026 DELIVERY

TOTAL SPACE: **25,088 SF**

AVAILABLE SPACE: **9,088 SF**

AUBUCHON
HARDWARE

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| 258 BROADWAY |



PROPERTY INFORMATION

RENTAL RATE

UPON REQUEST

**PROPERTY
TYPE**

RETAIL

**PROPERTY
SUBTYPE**

FREESTANDING

**GROSS
LEASABLE AREA**

25,088 SF

YEAR BUILT

2026

**CONSTRUCTION
STATUS:**

UNDER
CONSTRUCTION

PARKING

54 SPOTS

FRONTAGE

91 FT



258 BROADWAY - SARANC LAKE, NY

Announcing 258 Broadway, an eagerly awaited addition to Saranac Lake's landscape, currently in the midst of construction and **slated for completion in Spring 2026**. The project is anchored by the return of Aubuchon Hardware, a long-standing fixture in the community and a brand the town is eager to welcome back.

This redevelopment presents a rare opportunity for your business to join a vibrant neighborhood setting with established foot traffic and a trusted anchor. **Fully divisible and customizable, the available 9,088 SF can accommodate a range of retail, service, or office uses** – ideal for businesses looking to plant roots in a walkable, community-oriented location.

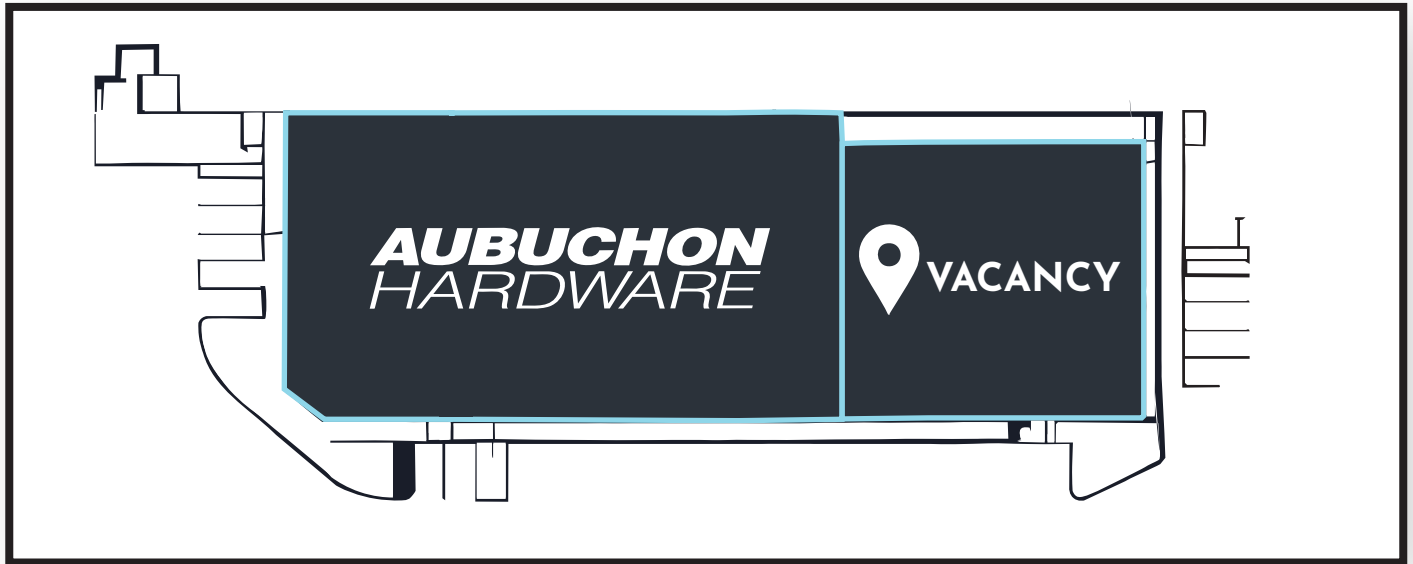
AREA DEMOGRAPHICS

POPULATION	
3-MILE	6,706
5-MILE	7,372
15-MINUTE DRIVE	16,700

SPENDING POWER		
RADIUS	AVG HH	PER CAPITA
3-MILE	\$26K	\$12K
5-MILE	\$27K	\$12K
15-MINUTE DRIVE	\$28K	\$13K

TRAFFIC DATA		
COLLECTION ST	CROSS ST	VOLUME
BROADWAY	VAN BURREN ST	9K VPD
BROADWAY	WOODEUFF	11K VPD
BROADWAY	MARGARET	12K VPD
BLOOMINGDALE	DEPOT	8K VPD

| 258 BROADWAY | **FLOOR PLAN** |



VACANCY: SPACE CONFIGURATIONS

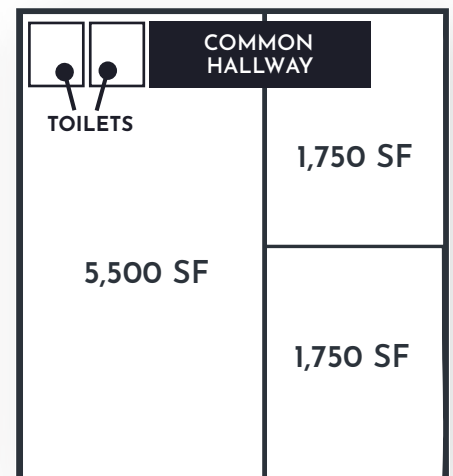
EXAMPLE 1



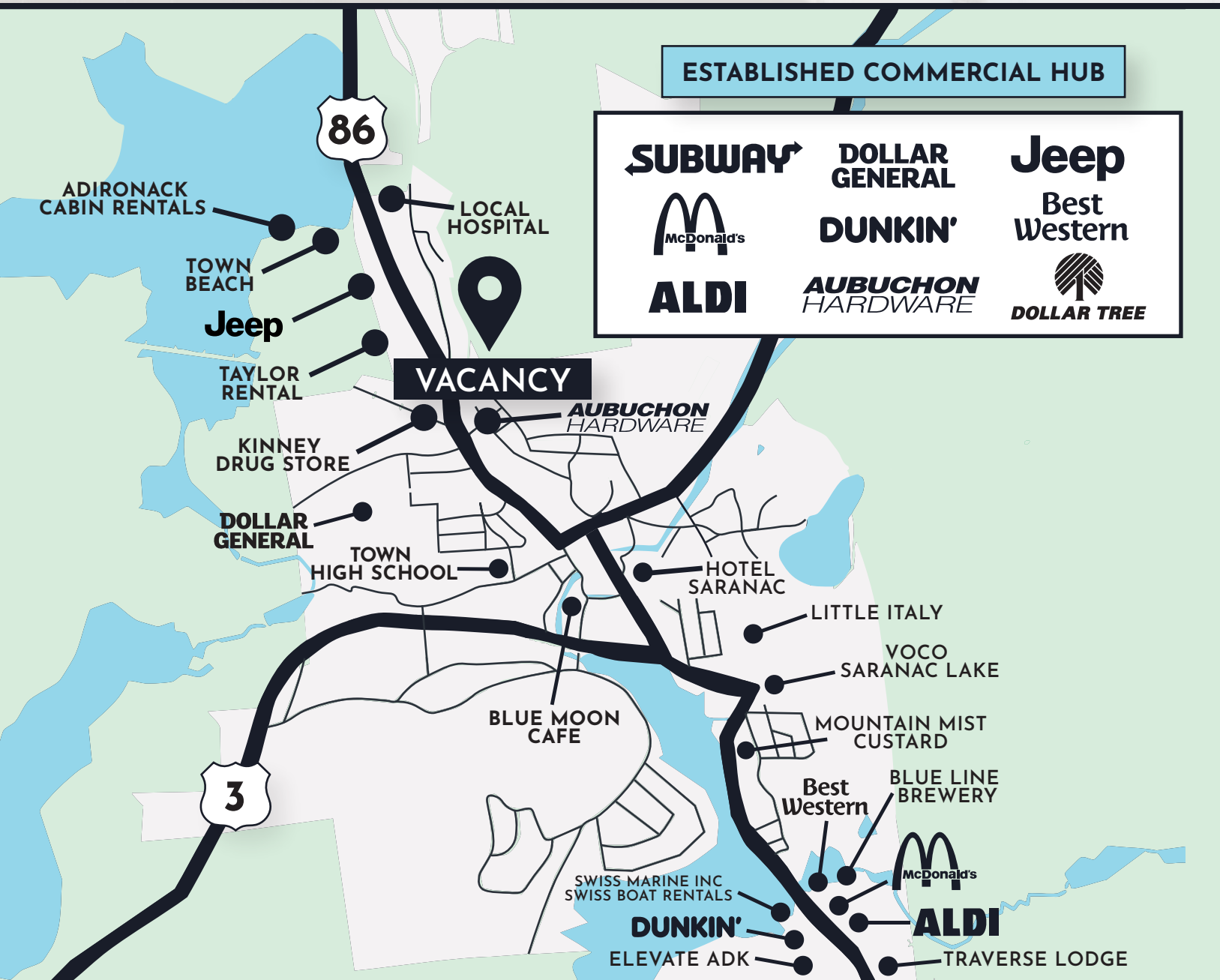
EXAMPLE 2



EXAMPLE 3



BUSINESS ECOSYSTEM



CONNECTIVITY & ACCESS

NY-3 / NY-86: Direct site frontage, central village access

I-87 (Adirondack Northway): 50 miles northeast (1 hr 15 min drive)

Adirondack Regional Airport (SLK): 7 miles northwest (10 min drive)

Downtown Lake Placid: 9 miles east (15 min drive)

LOCATED NEARBY

AMENITIES

● Hospitality:

Hotel Saranac,
Best Western,
Gauthier's Saranac Lake Inn
The Point Resort

● Shopping:

Aldi
Grand Union Supermarkets
Dollar General
Tops Friendly Markets

DESTINATIONS

● Regional Towns:

Lake Placid
Tupper Lake
Paul Smiths
Long Lake

● Outdoor & Scenic:

Lake Flower
Saranac Chain of Lakes
Adirondack High Peaks
Adirondack Scenic Railroad

ATTRACTIONS

● Outdoor Activities

Whiteface Mountain (ski slopes)
Mount Pisgah (family tubing)
Dewey Mountain (trails)

● Culture & Community

Historic Downtown Saranac Lake
Saranac Laboratory Museum
Adirondack Carousel

COMMUNITY OVERVIEW

LIFESTYLE & TOURISM

- Four-season destination known for its natural beauty and vibrant small-town charm.
- Attracts thousands of visitors annually for boating, hiking, fishing, skiing, and winter carnivals.
- Thriving arts and cultural scene, with galleries, music events, and festivals that bring residents and tourists together.



ECONOMY & BUSINESS CLIMATE

- Diverse local economy supported by healthcare, higher education, small business and year-round tourism.
- Strong downtown business district with restaurants, cafés and specialty retailers that draw steady foot traffic.
- Regional hub for commerce in the northern Adirondacks, minutes from Lake Placid and within reach of Plattsburgh.



RESIDENTIAL APPEAL

- Family-friendly community with excellent schools and a high quality of life.
- Walkable downtown and welcoming neighborhoods support a loyal customer base.
- Attractive to both year-round residents and seasonal homeowners, creating consistent demand for retail and services.



| CONTACT |

TO LEARN MORE



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