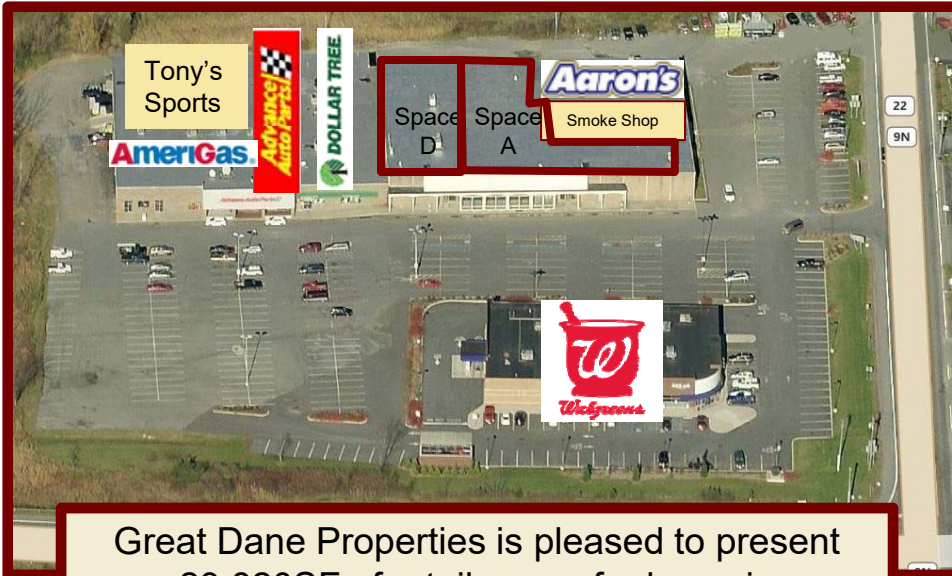




# Great Dane Properties, LLC

Commercial Real Estate Sales, Leasing, Management & Development

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



Great Dane Properties is pleased to present 23,820SF of retail space for lease in Ticonderoga, NY. Join Walgreens, Advance Auto Parts, Dollar Tree, AmeriGas and Aaron's.



## Joseph M. Draghi

Licensed Real Estate Broker

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

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## Karina K. Draghi

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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

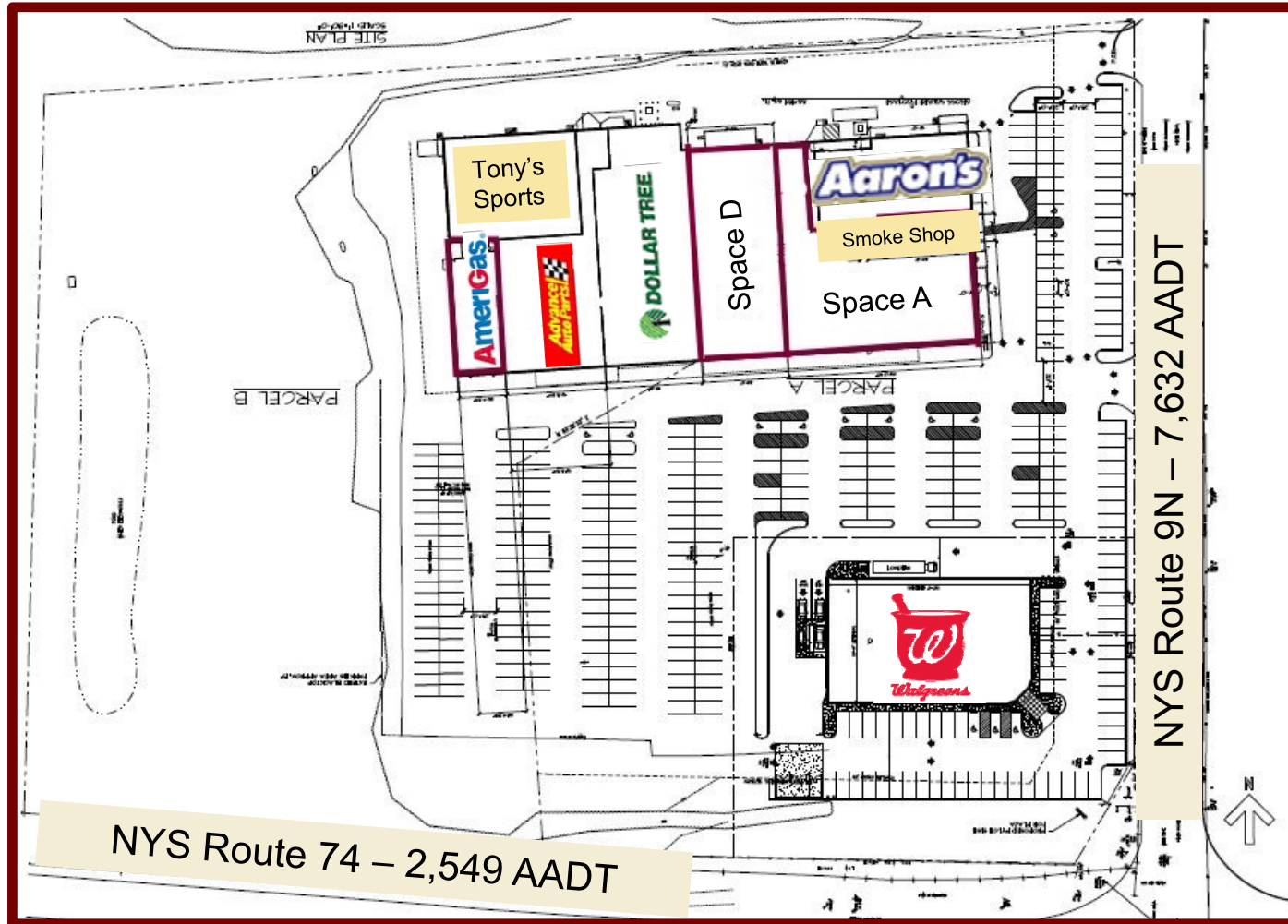


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Space A  
Floor Plan

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



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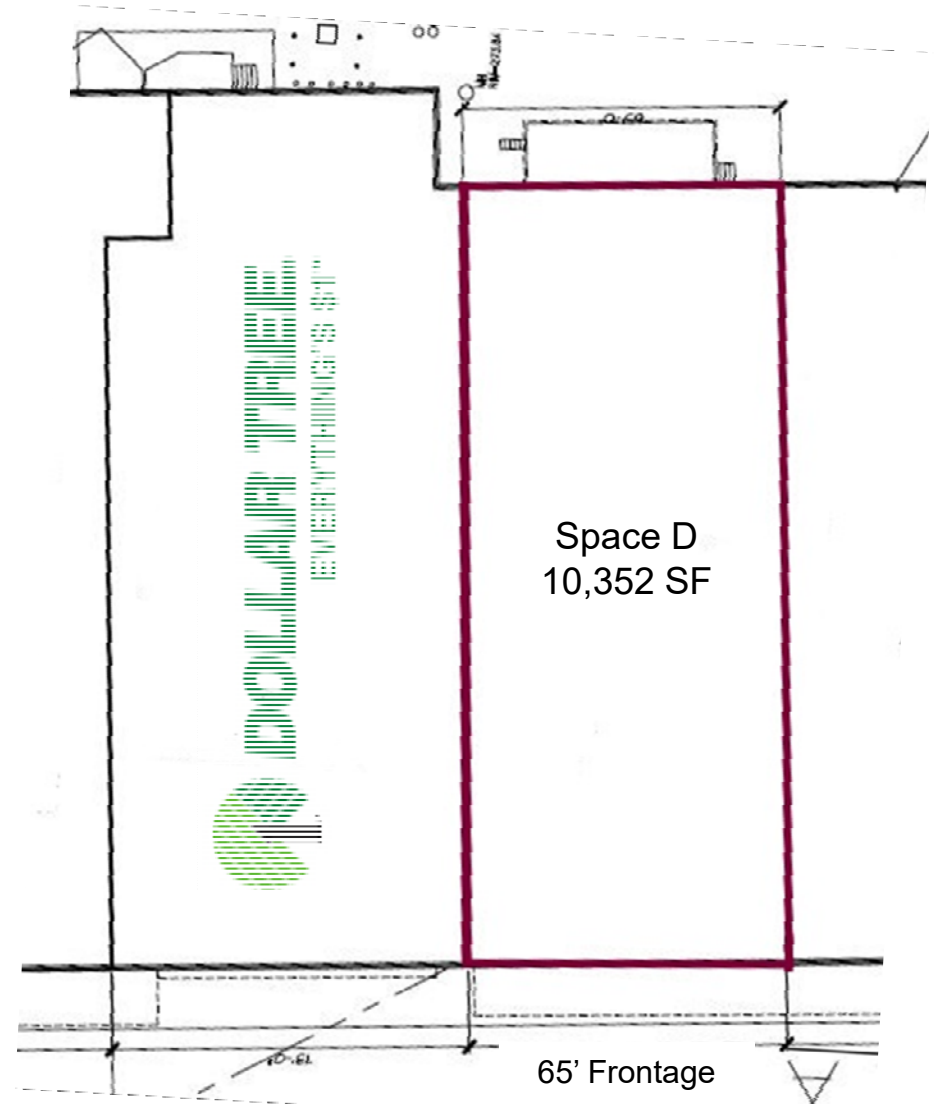
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Ticonderoga, NY 12883**

**Space D  
Floor Plan**

**Retail Space For Lease  
Space A - 13,468 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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