

EXIT 18

GLENS FALLS,
NEW YORK



PROJECT HIGHLIGHTS

- 1.7 acres of vacant land available for sale or build to suit.
- Adjacent to the new Fairfield Inn & Suites.
- Located immediately off exit 18 on I-87.
- Site will offer signage visible from I-87 & monument signage on Main Street.
- Recent development at exit 18 includes a new 90 room Holiday Inn Express and Fastrac Cafe. Saratoga Hospital has announced plans for a medical center to be built on the adjacent property.
- Site is located 15 miles north of Saratoga Springs, 7 miles south of Lake George Village and in close proximity to the Adirondack State Park which attracts over 7 million tourists annually.
- Thriving local community.
- Nearby Market Generators: Glens Falls Hospital | Angio Dynamics | Six Flags Amusement Park & Lodge | FastTrac | Holiday Inn | Fairfield Inn & Suites | Cumberland Farms | Subway | McDonald's | Taco Bell | Big-Boom Road Boat Launch | The Queensbury Hotel | Lake George Outlets



DEMOGRAPHICS



TOTAL HOUSEHOLDS

1 MILE	3 MILES	5 MILES
1,582	15,185	23,101



TOTAL POPULATION

1 MILE	3 MILES	5 MILES
3,701	39,470	61,908



MEDIAN HH INCOME

1 MILE	3 MILES	5 MILES
\$68,882	\$76,537	\$74,774



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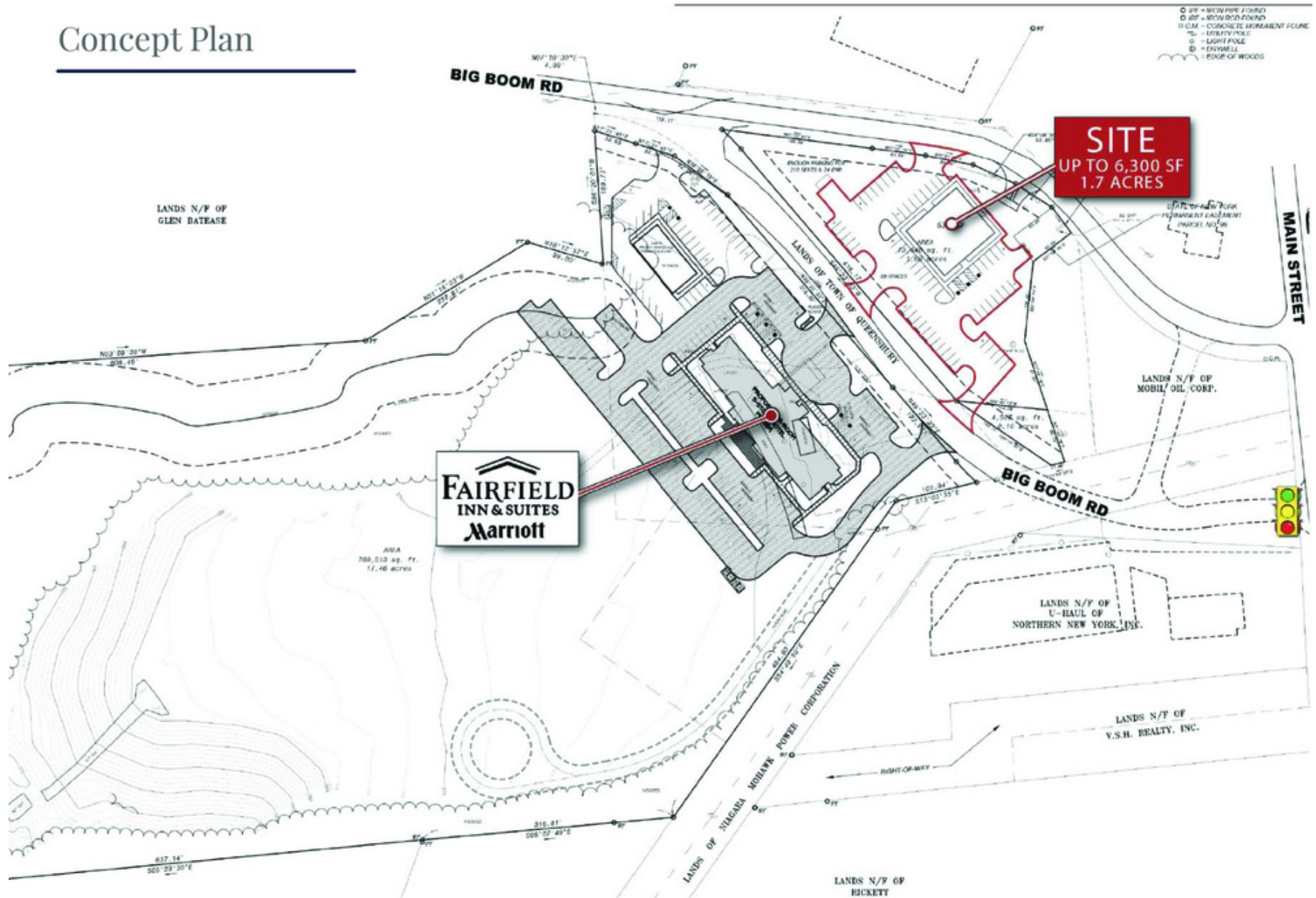
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**1.7 ACRES FOR SALE OR
BUILD TO SUIT**

GLENS FALLS, NY

Concept Plan



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**1.7 ACRES FOR SALE OR
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Fastrac

Holiday Inn

McDonald's

SUNOCO

Pizza Hut

SUBWAY

Cumberland Farms

SITE

MEDICAL CENTER AT QUEENSBURY (PROPOSED)

FAIRFIELD
SUN & BUTTER
Market

Super 8

SKY ZONE

TACOBELL

Days Inn

EXIT 18 SERVES:

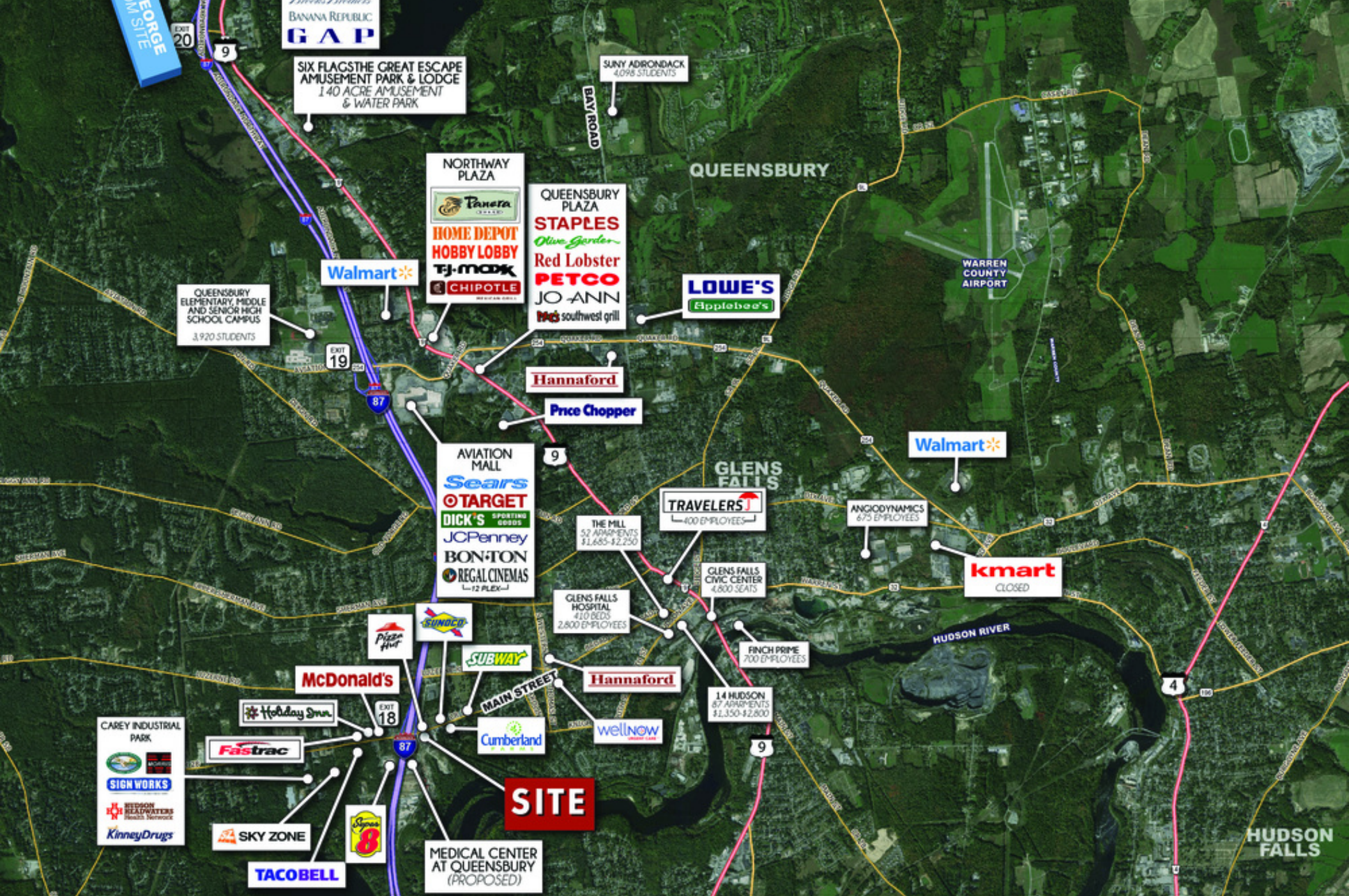
- WEST MOUNTAIN SKI RESORT
- GLENS FALLS HOSPITAL (2,398 EMPLOYEES)
- COOL INSURING ARENA (5,000 SEATS)
- ANGIO DYNAMICS (675 EMPLOYEES)
- SIX FLAGS AMUSEMENT PARK & LODGE (2,325 EMPLOYEES)
- SUNY ADIRONDACK (3,166 STUDENTS)



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