



## Retail Building For Sale

11350 NY-149, Fort Ann, NY 12827

### PROPERTY DETAILS

Absolute NNN Dollar General with zero landlord responsibilities. Their initial lease term runs through 1/31/2032 with four consecutive 5 year renewal options with rent increases.

Makes an excellent 1031 Exchange opportunity at an attractive 7% cap rate. Financials and detailed information available upon acceptance of an offer.

### LOCATION INFO

- Located on NY Route 149, a key connector between I-87 and Vermont.
- Proximity to Lake George and Adirondack tourism routes.
- Zoned for flexible commercial uses, ideal for retail, service, hospitality, or light industrial operations.
- Less than 15 minutes to Queensbury and Glens Falls markets, enabling access to workforce and consumer populations.



14 Corporate Woods Blvd, Albany  
NY, 12211

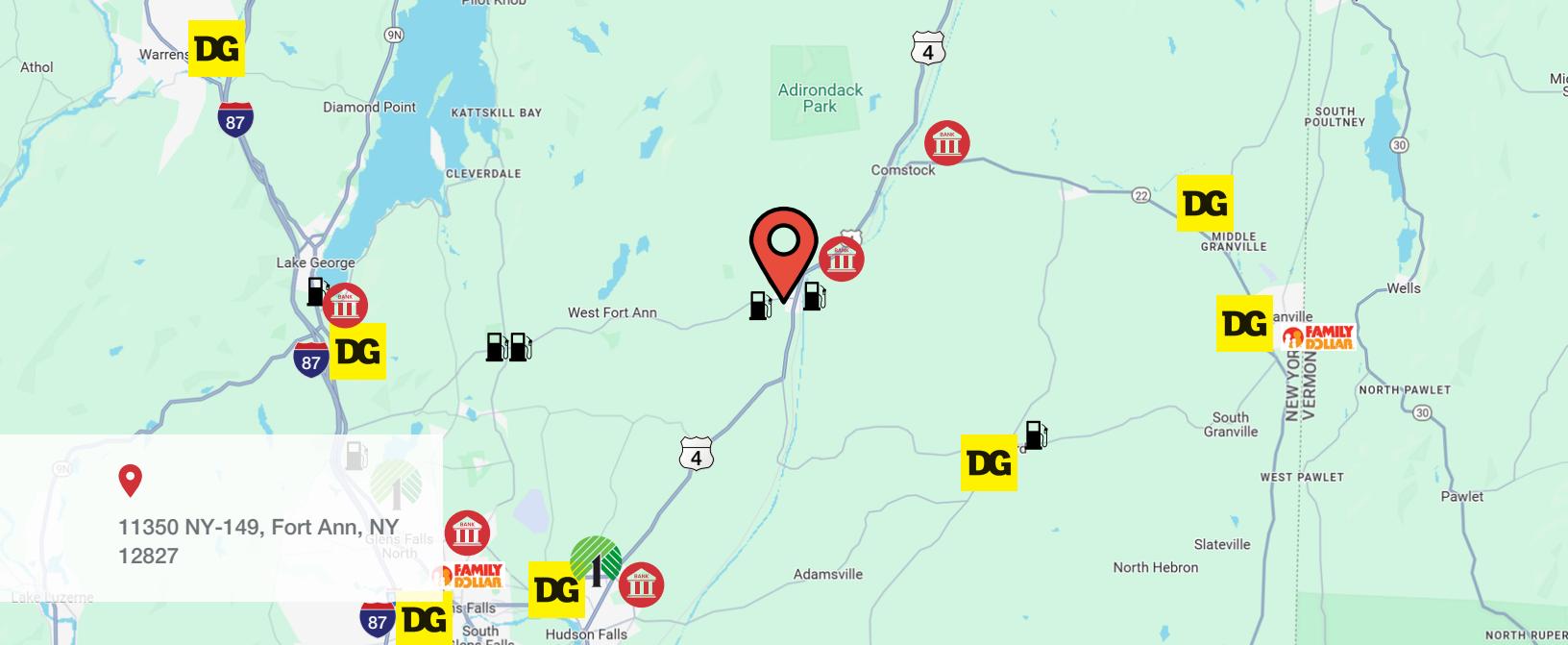


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## PROPERTY HIGHLIGHTS

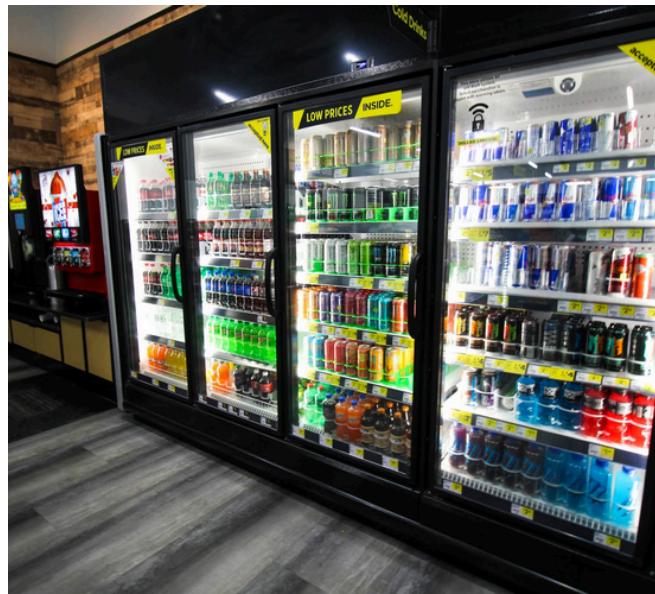
- Absolute NNN Lease with Corporate Guaranty
- \$108,500 annual rent
- Building SF: 9,100 +/- SF
- Lot Size: 10.4 Acres
- Year Built: 2017
- Ceiling Height: 12'
- Parking Lot: 37 Spaces
- Water: Public
- Sewer: Septic Tank
- Heat: Forced Air, Propane
- Cooling: Central Air
- Roof: Metal
- Traffic: 8,720 ADTV



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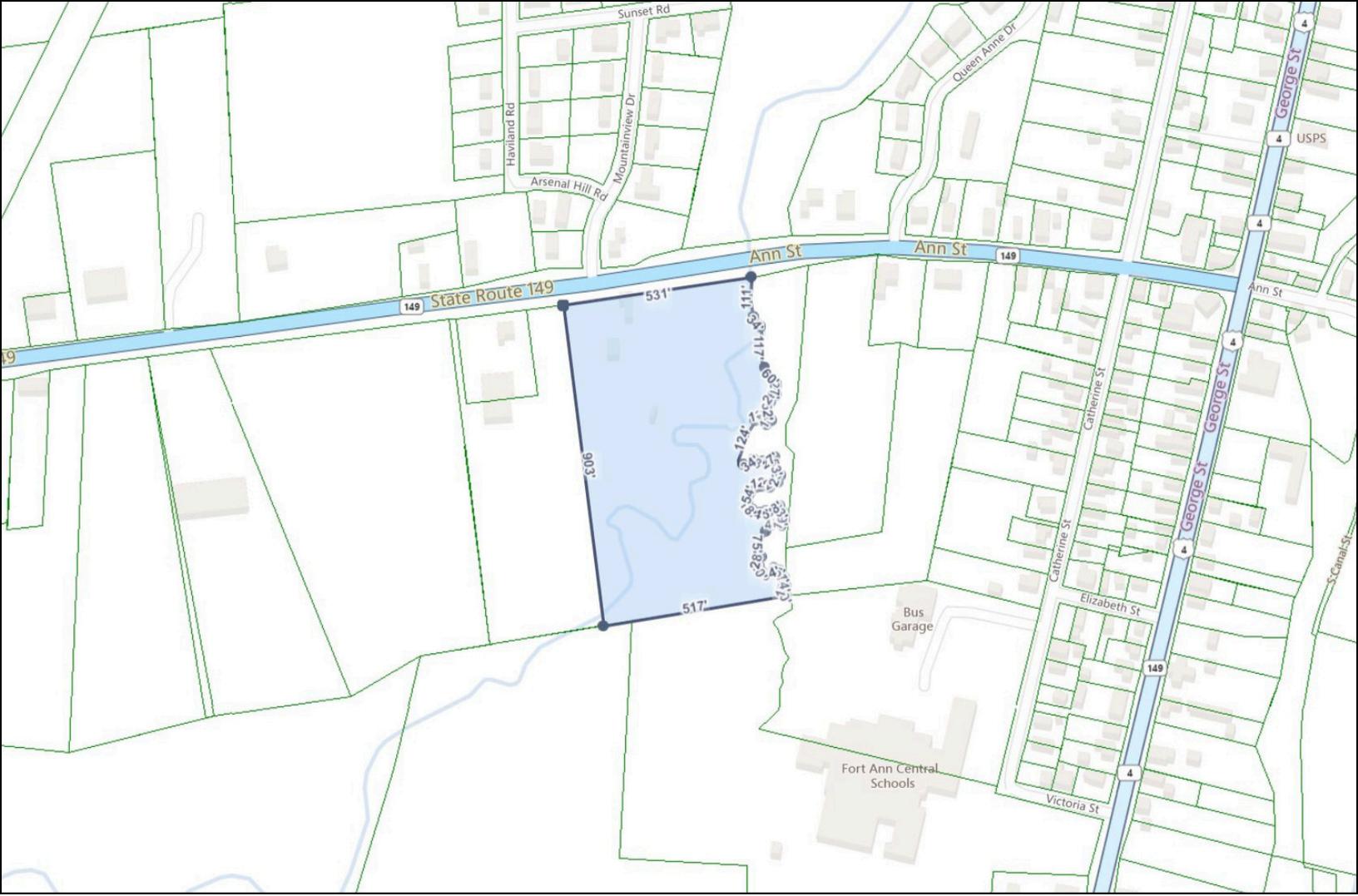


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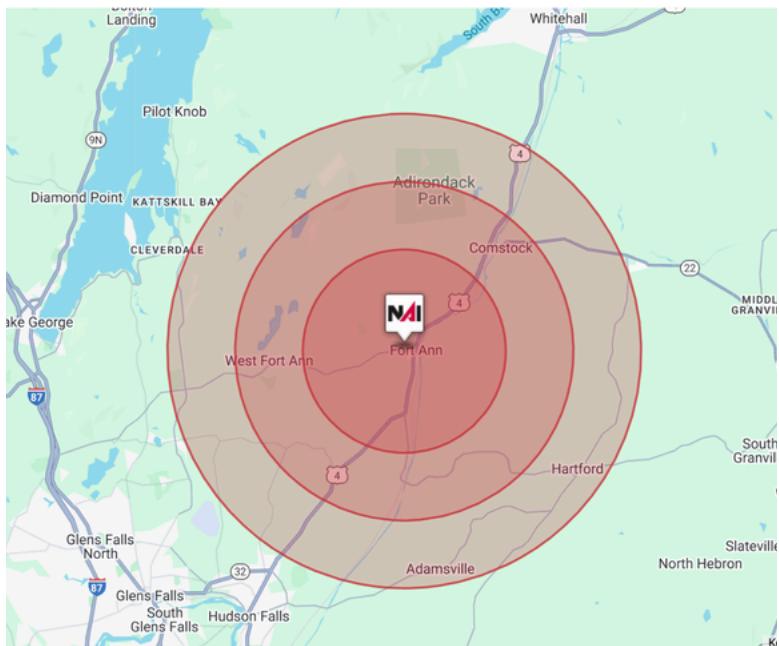


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## DEMOGRAPHICS



	3 Miles	5 Miles	7 Miles
<b>Total households</b>	596	1,685	3,457
<b>Total population</b>	1,482	5,811	10,242
<b>Population white</b>	91.5%	71.0%	79.0%
<b>Population black</b>	1.7%	21.1%	13.3%
<b>Population hispanic</b>	3.4%	9.1%	6.5%
<b>Population asian</b>	0.1%	0.3%	0.5%
<b>Population pacific islander</b>	0.0%	0.0%	0.0%
<b>Population american indian</b>	0.3%	0.5%	0.4%
<b>Population other</b>	1.7%	3.3%	2.4%
<b>Persons per household</b>	2.5	3.4	3
<b>Average household income</b>	\$92,845	\$77,064	\$87,123
<b>Average house value</b>	\$231,829	\$215,598	\$250,259
<b>Average age</b>	43	42	43
<b>Average age male</b>	42	42	43
<b>Average age female</b>	43	43	44

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.



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