

Retail and Restaurant Opportunity

Smithfield Blvd
Plattsburgh, NY



Size: 1,050 up to 2,850 SF

Location: Smithfield Blvd, Across from Champlain Centers North at I-87 Exit 37

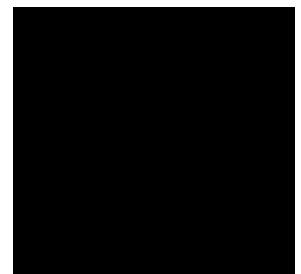
Site Features:

- Tremendous Exposure
- Access to Signalized Intersection
- Opposite 600,000 SF Champlain Centers North Mall
- Convenient On-Site Parking
- Traffic Counts 33,149 ADT (Route 3)
- 60 Miles from Montreal

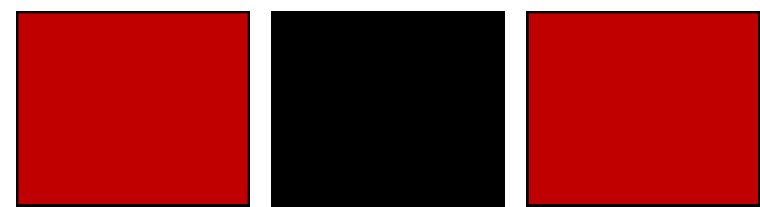
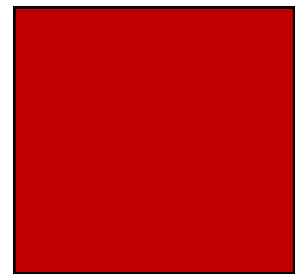
Surrounding Retailers:

- Perrywinkle's Fine Jewelry
- Hannaford Supermarket
- Dick's Sporting Goods
- J.C. Penny
- Target
- Gander Mountain
- Best Buy
- Miracle Ear





Demographics	3 miles	5 miles	20 miles	45 Min
Total Population	25,450	33,256	119,197	71,684
Total Households	10,577	13,872	47,816	28,397
Ave HH Income	\$56,871	\$60,359	\$74,011	\$66,249
Med HH Income	\$38,947	\$43,706	\$58,369	\$51,540

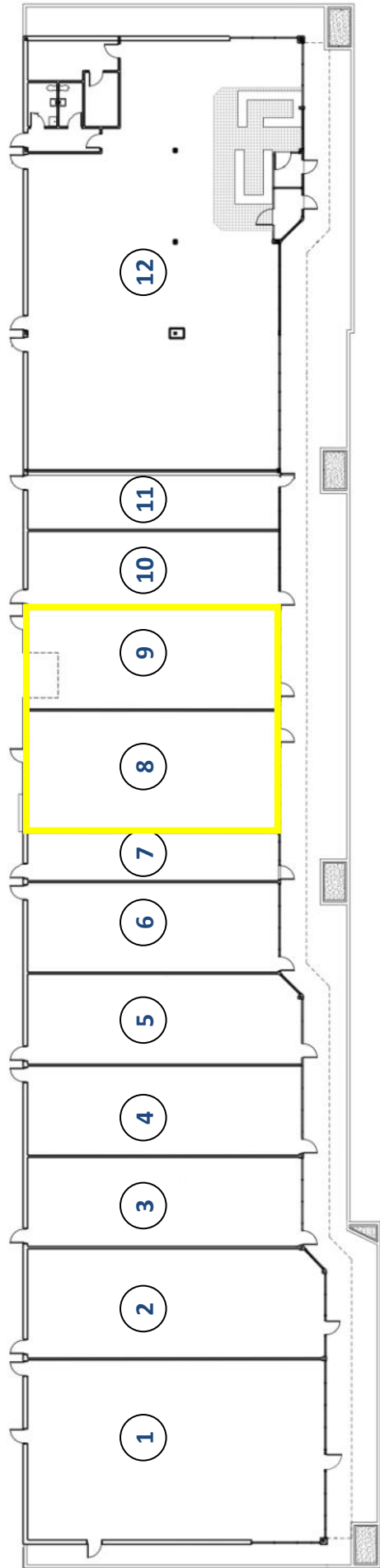


Area Retailers

- ♦ Walmart
- ♦ Sam's Club
- ♦ PetSmart
- ♦ Staples
- ♦ Michael's
- ♦ Verizon Wireless
- ♦ TJ Maxx
- ♦ Panera Bread
- ♦ Famous Footwear
- ♦ Home Goods
- ♦ Applebees
- ♦ Lowes
- ♦ Buffalo Wild Wings
- ♦ Texas Roadhouse



Smithfield Blvd Tenants & Spaces



1	Indian Grill	7	Wine & Liquor
2	North Country Savings Bank	8	Armitto's Restaurant (mo. To mo.) - 1,800 SF
3	Asian Market	9	Vacant - 1,050 SF
4	Miracle Ear	10	State Farm Insurance
5	One Main Financial	11	Jackson Hewitt Tax Service
6	A Nails Salon	12	Gentle Touch Dentistry

Smithfield Blvd Retail Market



Plattsburg, NY

