

FOR LEASE



20 PROSSER RD. WARRENSBURG, NY 12845

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HIGHLIGHTS

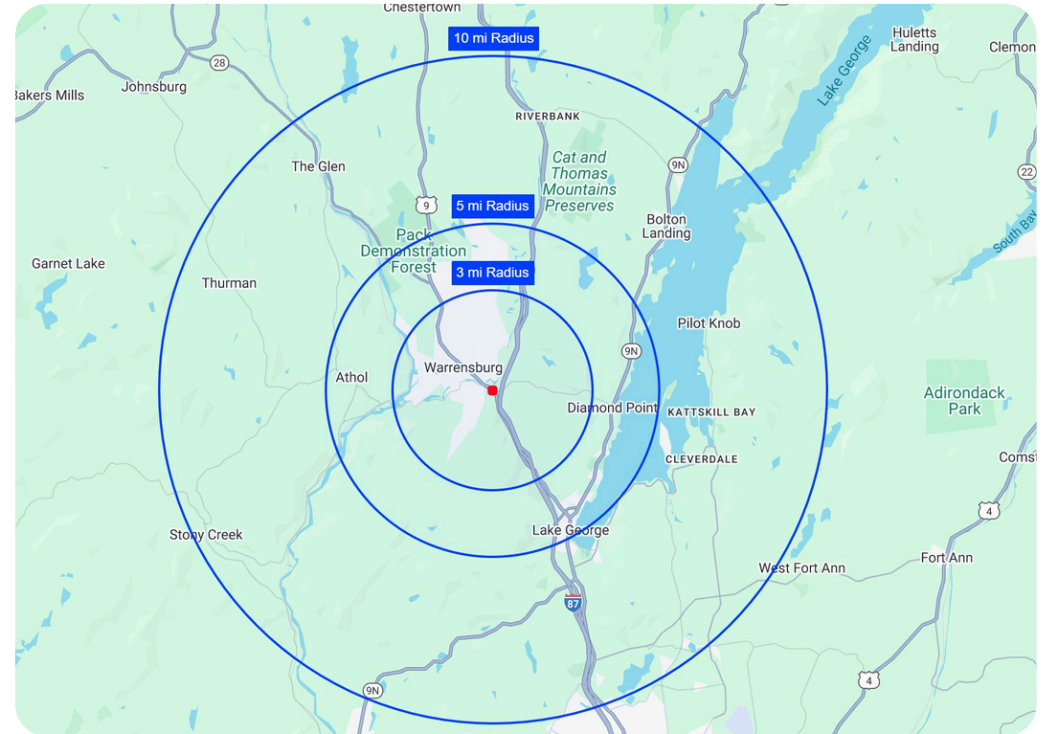
- Available for Ground Lease or Build to Suit
- Shadow Anchor by Price Chopper
- Signalized traffic light entrance
- 12,000+ Cars per day
- Just minutes from Lake George and Adirondack Attractions
- Immediate Highway Access off of I-87 / Exit 23
- 22,000+ cars per day on I-87
- Zoning Tourist Commercial A (TC-A)

OFFERING INFO

Parcel Size:	2.68 Acres
Parking:	28 Spots
Rent:	Call For Details
NNN:	Call For Details

DEMOGRAPHICS

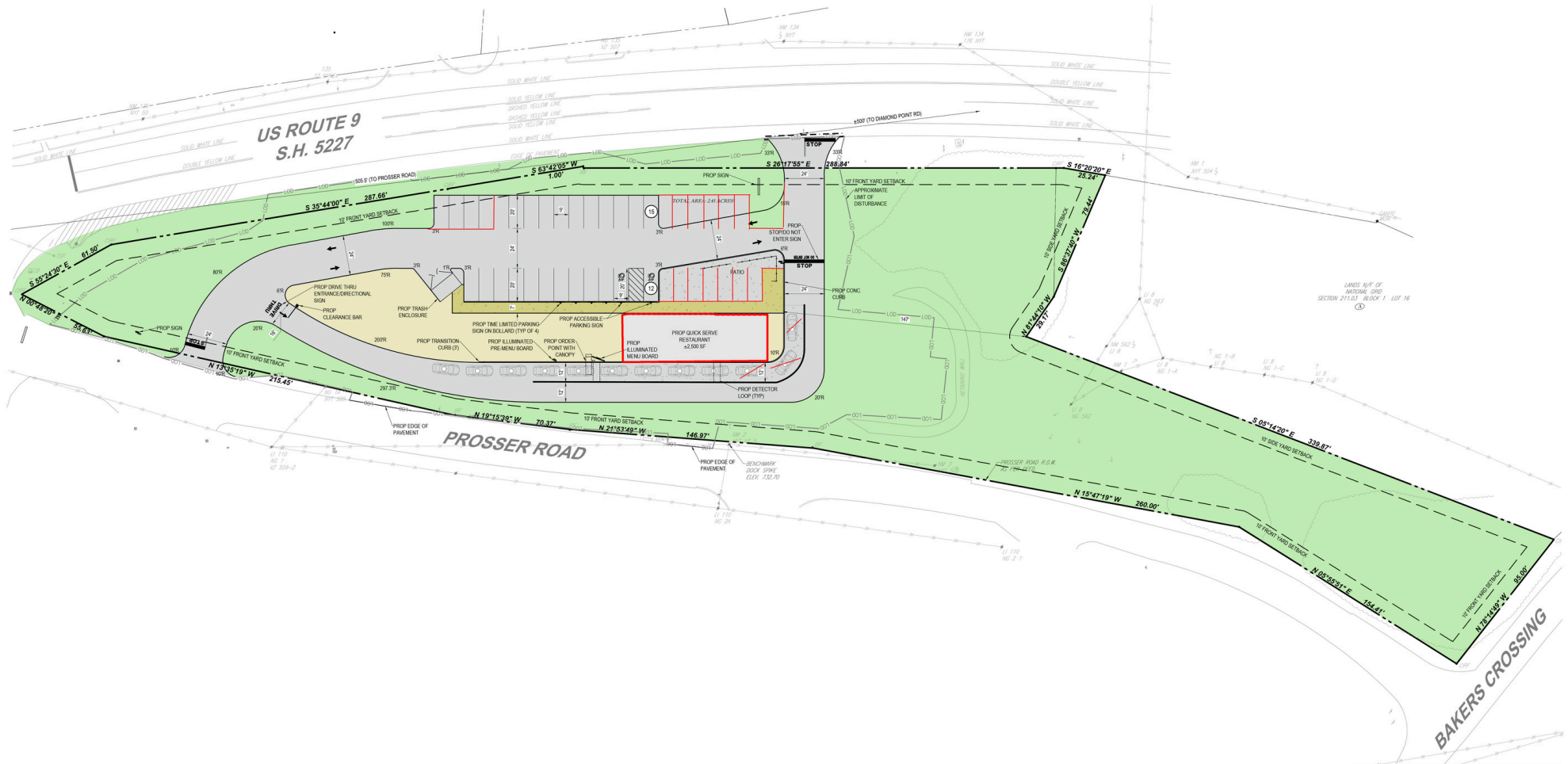
	3 Mile	5 Miles	10 Miles
POPULATION:	3,142	7,126	19,510
HOUSEHOLDS	1,374	3,289	8,897
AVERAGE HH INCOME	\$90,323	\$106,722	\$111,564
DAYTIME POPULATION	2,482	5,597	16,374
BUSINESS ESTABLISHMENTS	157	356	780

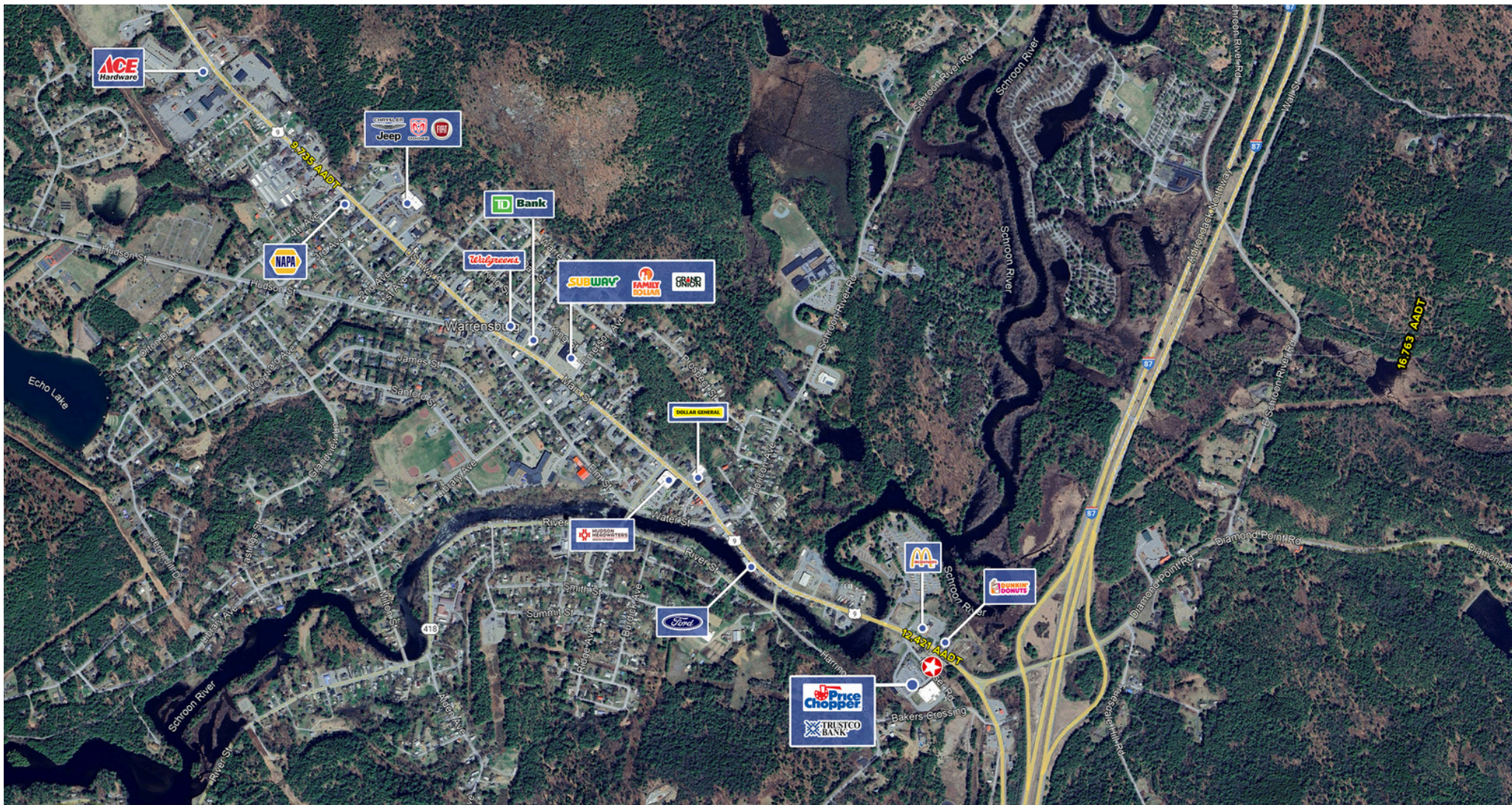


Area Retailers:

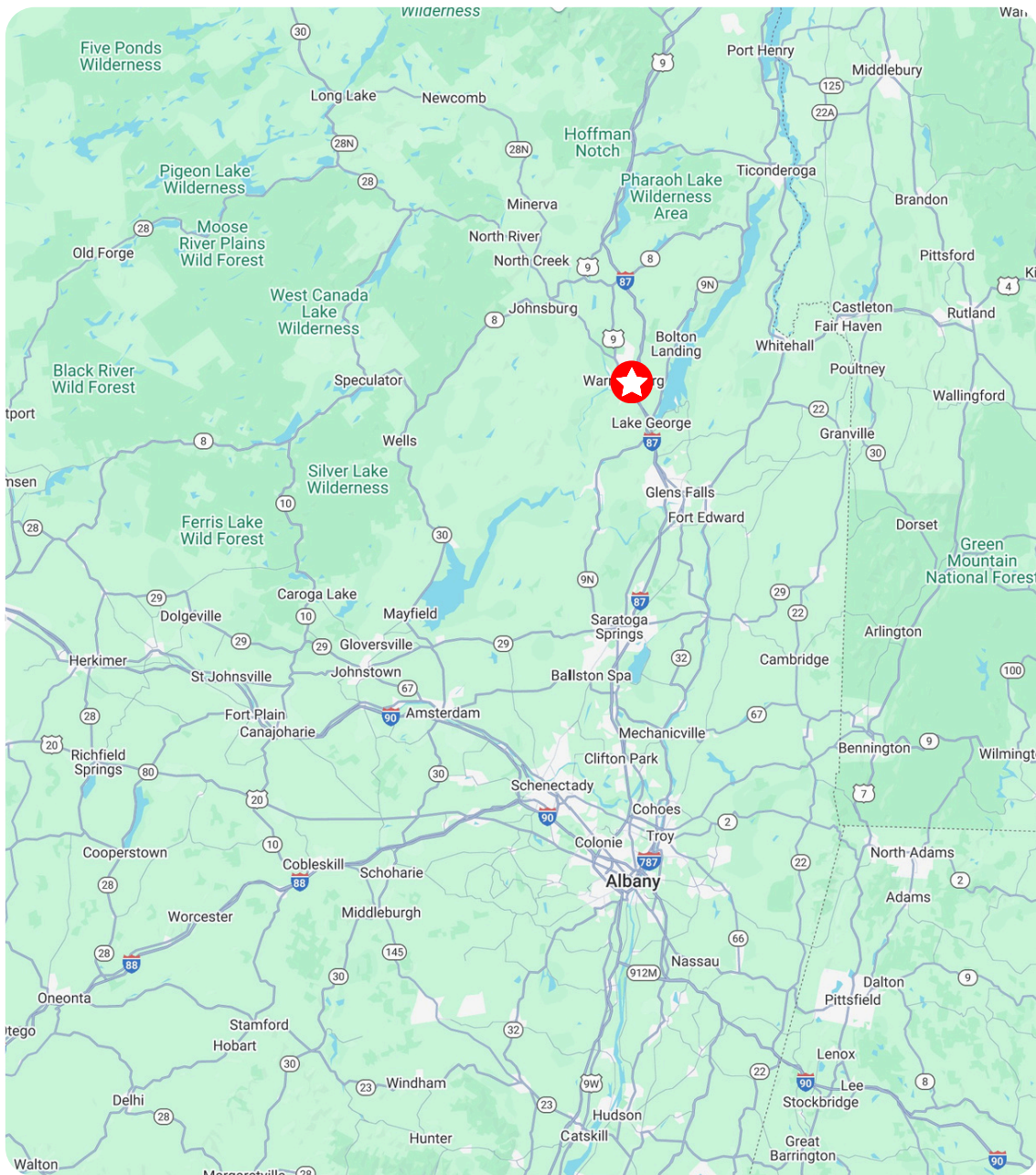








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TRG

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