



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

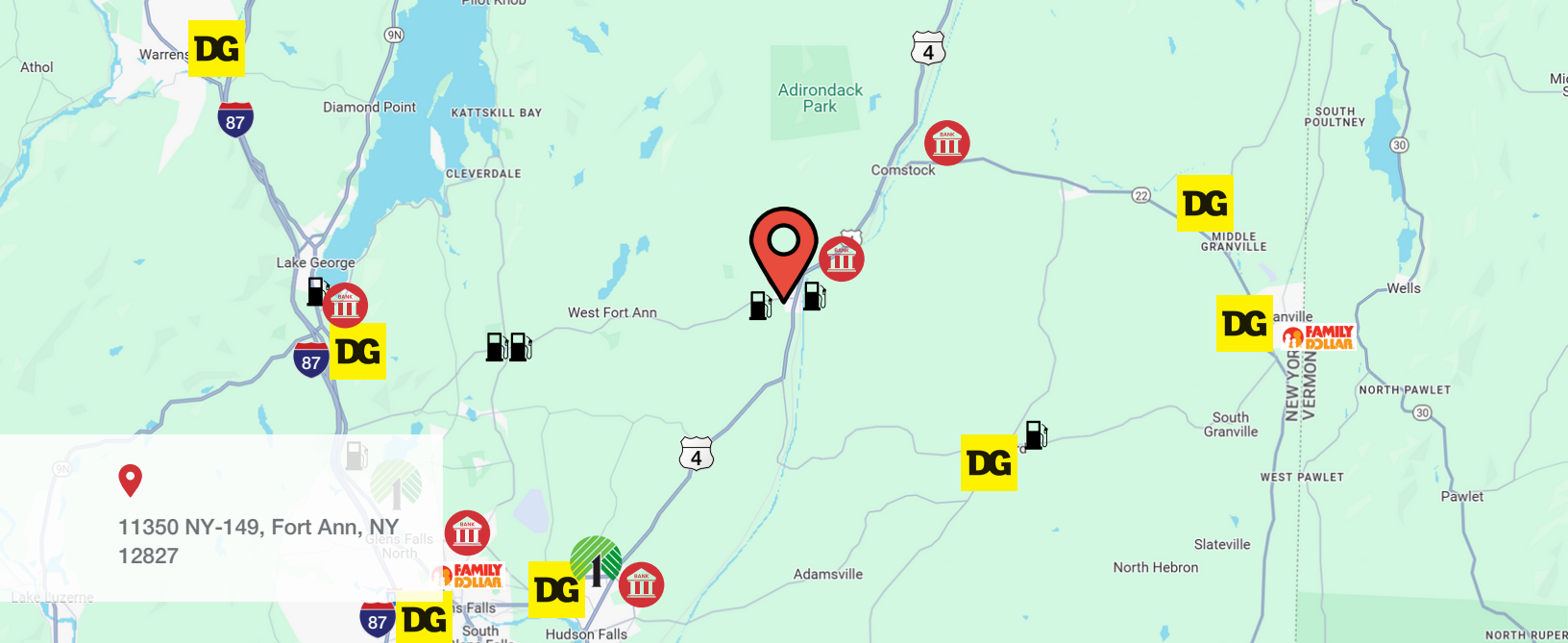


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PROPERTY HIGHLIGHTS

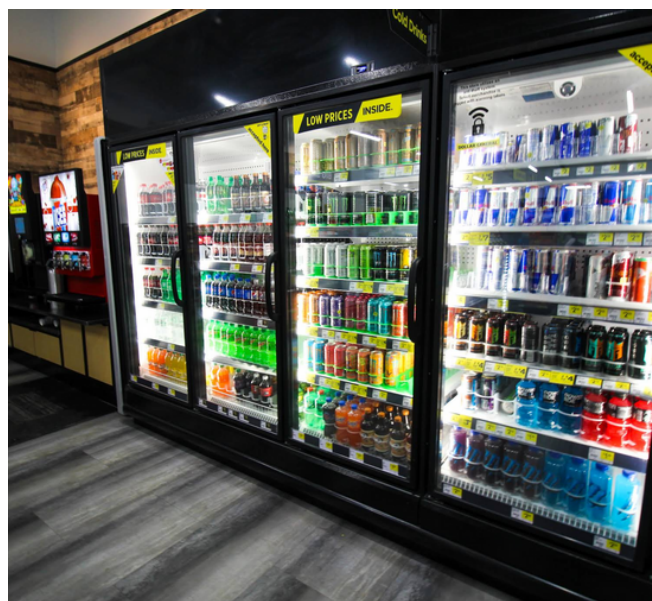
- Absolute NNN Lease with Corporate Guaranty
- \$108,500 annual rent
- Building SF: 9,100 +/- SF
- Lot Size: 10.4 Acres
- Year Built: 2017
- Ceiling Height: 12'
- Parking Lot: 37 Spaces
- Water: Public
- Sewer: Septic Tank
- Heat: Forced Air, Propane
- Cooling: Central Air
- Roof: Metal
- Traffic: 8,720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



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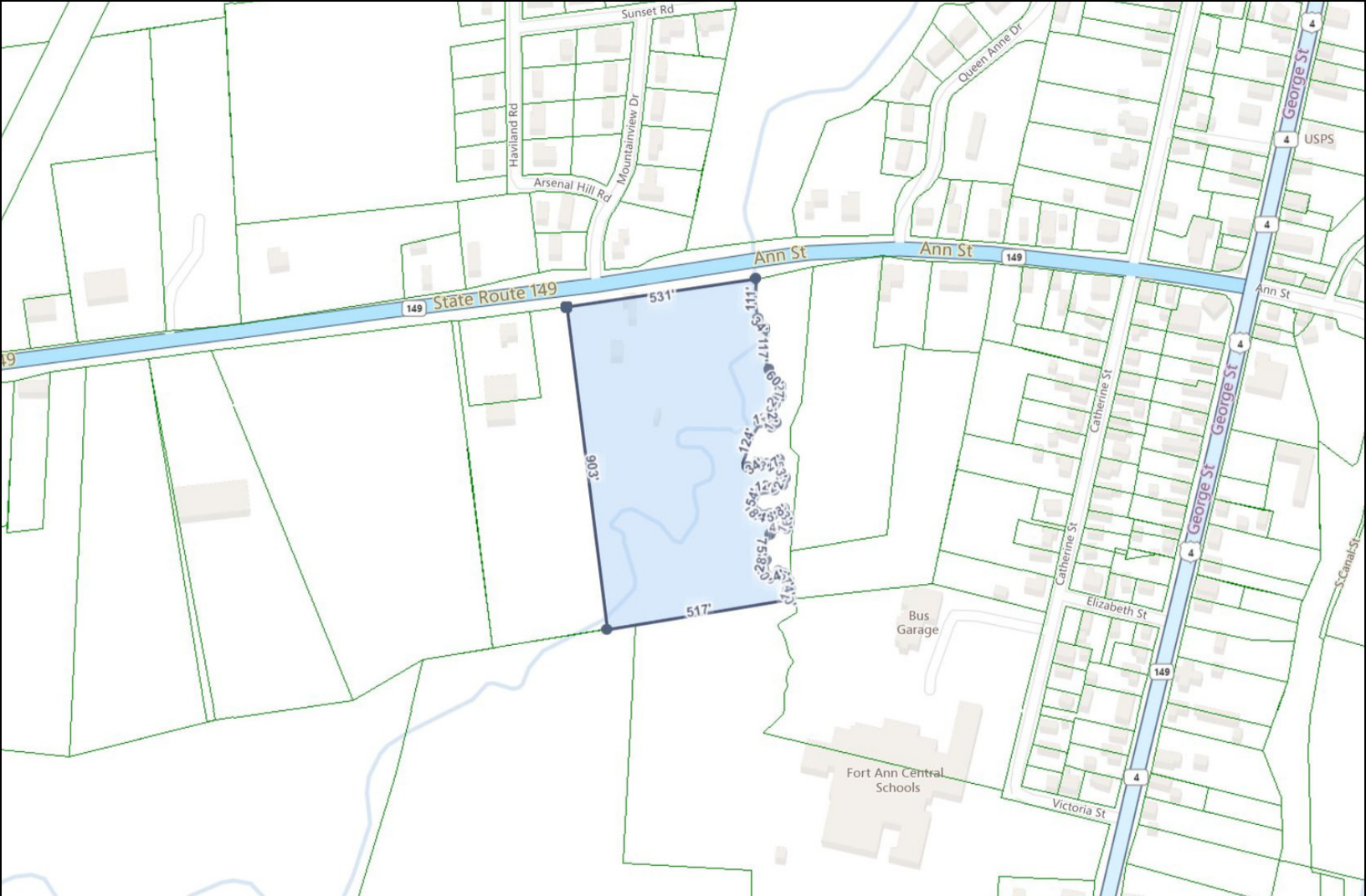


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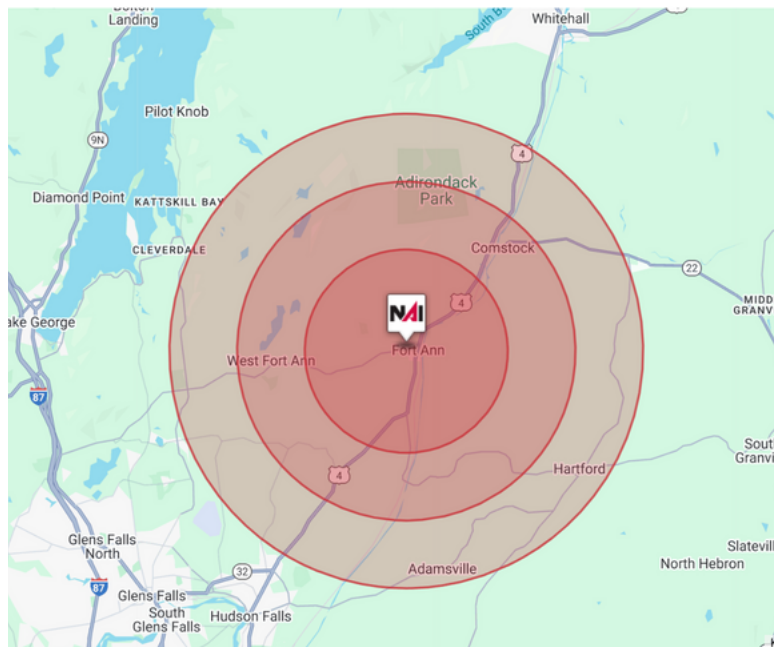


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DEMOGRAPHICS



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

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