

# ADIRONDACK CROSSINGS LEASING OPPORTUNITY

1444 US 9, LAKE GEORGE, NY 12845

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## YEAR-ROUND TOURISM DESTINATION

Information	
Current Available Space	Up to 20,000 SF
Center GLA	125,000 SF
Parking	350+
Rent	TBD
NNN	TBD
Route 9 Traffic Count	16,500 AADT
I-87 Traffic Count	40,000 AADT

Spring / Summer	Autumn	Winter
» Americade	» Ballon Festival	» Winter Carnival
» Adk Food & Wine Festival	» Fright Fest	» Christkindlmarkt
» Adk Nationals Car Show	» Oktoberfest	» Gore Mountain Ski Resort
» Lake George Music Festival	» Garlic Festival	» West Mountain Ski Resort
» Boating, Fishing, Hiking, Camping, Biking, Golfing, Dinning, Shopping and more!	» World's Largest Garage Sale	» Hickory Ski Center

15 MILLION AREA VISITORS ANNUALLY



The information contained herein has been obtained from sources deemed reliable. However we do not make any guarantees, warranties, or representation as to the completeness and accuracy thereof.

## JOIN THESE ICONIC RETAILERS



## CONTACT US

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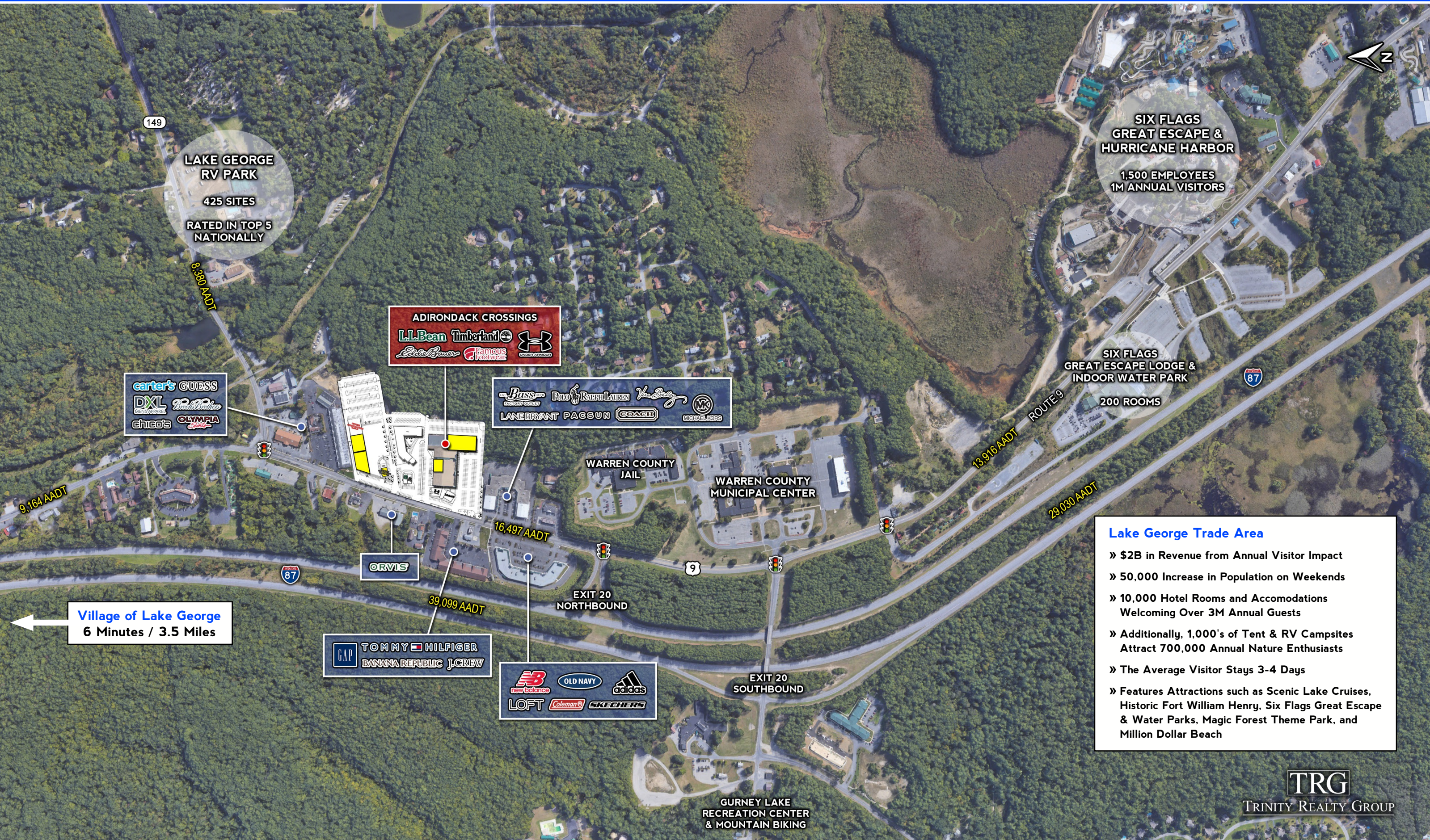
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**LAKE GEORGE RV PARK**  
425 SITES  
RATED IN TOP 5 NATIONALLY

**SIX FLAGS GREAT ESCAPE & HURRICANE HARBOR**  
1,500 EMPLOYEES  
1M ANNUAL VISITORS

**SIX FLAGS GREAT ESCAPE LODGE & INDOOR WATER PARK**  
200 ROOMS

**ADIRONDACK CROSSINGS**  
L.L.Bean Timberland  
Famous Footwear Under Armour

carter's GUESS  
DXL  
Chicago's OLYMPIA

Bass RUD RALPH LAUREN  
LANEBRYANT PAGESUN COACH MICHAEL KORS

ORVIS

GAP TOMMY HILFIGER  
BANANA REPUBLIC J.CREW

new balance OLD NAVY adidas  
LOFT Coleman SKECHERS

WARREN COUNTY JAIL

WARREN COUNTY MUNICIPAL CENTER

EXIT 20 NORTHBOUND

EXIT 20 SOUTHBOUND

GURNEY LAKE RECREATION CENTER & MOUNTAIN BIKING

149

87

9,164 AADT

8,380 AADT

16,497 AADT

39,099 AADT

13,916 AADT

29,030 AADT

Village of Lake George  
6 Minutes / 3.5 Miles

**Lake George Trade Area**

- » \$2B in Revenue from Annual Visitor Impact
- » 50,000 Increase in Population on Weekends
- » 10,000 Hotel Rooms and Accommodations Welcoming Over 3M Annual Guests
- » Additionally, 1,000's of Tent & RV Campsites Attract 700,000 Annual Nature Enthusiasts
- » The Average Visitor Stays 3-4 Days
- » Features Attractions such as Scenic Lake Cruises, Historic Fort William Henry, Six Flags Great Escape & Water Parks, Magic Forest Theme Park, and Million Dollar Beach