

578 Aviation Rd. Queensbury, NY 12804

AVIATION MALL

Owned and Operated: CCNY CONCORD CAPITAL NEW YORK

Leasing By: TRG

01 ▸ EXECUTIVE SUMMARY

Aviation Mall is a dominant regional retail and entertainment destination comprised of approximately 630,000 square feet, strategically located in Queensbury, New York, serving the Glens Falls, Lake George, and greater Adirondack region. The property features a diverse mix of national retailers, service-oriented tenants, and experiential uses, positioning it as a central hub for both local residents and seasonal tourism traffic.

The center is anchored by tenants including Target, JCPenney, Dick's Sporting Goods, Peter Harris Clothes, and Ollie's Bargain Outlet, alongside entertainment drivers such as Regal Cinemas, Planet Fitness, and ADK Karting. Located just off Exit 19 of Interstate 87 (Adirondack Northway), the property benefits from strong regional accessibility and serves as a key retail stop for both year-round residents and high volumes of seasonal visitors traveling to Lake George and the Adirondacks. The mall's positioning as one of the primary enclosed retail centers in the region, combined with its evolving tenant mix of retail, fitness, and entertainment, continues to drive consistent traffic and long-term viability.

KEY FEATURES

- Dominant retail destination in a strong market enhanced by year-round tourism.
- Over 14 million annual visitors generate over $2.2 billion in retail and tourism spending in the Adirondack region and approximately $859 million in Warren County.
- Strong Anchor Tenancy
- Mix of national & local retailers with strong regional tours.
- Strategic Highway Access



PROPERTY SUMMARY

AVAILABILITY:	ANCHOR SPACES AND PAD SITES
PARCEL SIZE:	71 ACRES
PARKING:	4 : 1000
ZONING:	ENCLOSED SHOPPING CENTER (ESC)
CO-TENANCY:	TARGET, PLANET FITNESS, DICK'S, OLLIE'S, JCPENNEY, PETER HARRIS CLOTHES, REGAL CINEMAS
RENT:	CALL FOR DETAILS

DEMOGRAPHICS

DEMOGRAPHICS	3 Miles	5 Miles	10 Miles
POPULATION	34,731	52,865	88,270
HOUSEHOLDS	15,653	23,439	38,731
AVERAGE HH INCOME	$108,654	$109,230	$106,242
DAYTIME POPULATION	37,073	50,498	71,009
BUSINESS ESTABLISHMENTS	1,777	2,297	3,294

02 ▸ SITE PLAN



SPACE	SQFT
A	48,856 SF
B	8,123 SF
C	501 SF
D	25,879 SF
E	3,741 SF
F	3,652 SF
G	6,146 SF
H	995 SF
I	1,309 SF
J	1,309 SF
K	2,207 SF
L	1,245 SF
M	1,319 SF
N	3,026 SF
O	1,467 SF
P	2,185 SF
Q	8,245 SF
R	3,573 SF
S	1,625 SF
T	1,132 SF
U	1,303 SF
V	374 SF
W	998 SF
Pad Site 1	± 1 Acre
Pad Site 2	± 1 Acre

03▸ FLOOR PLAN



SPACE	SQFT
A	48,856 SF
B	8,123 SF
C	501 SF
D	25,879 SF
E	3,741 SF
F	3,652 SF
G	6,146 SF
H	995 SF
I	1,309 SF
J	1,309 SF
K	2,207 SF
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T	1,132 SF
U	1,303 SF
V	374 SF
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Pad Site 1	± 1 Acre
Pad Site 2	± 1 Acre

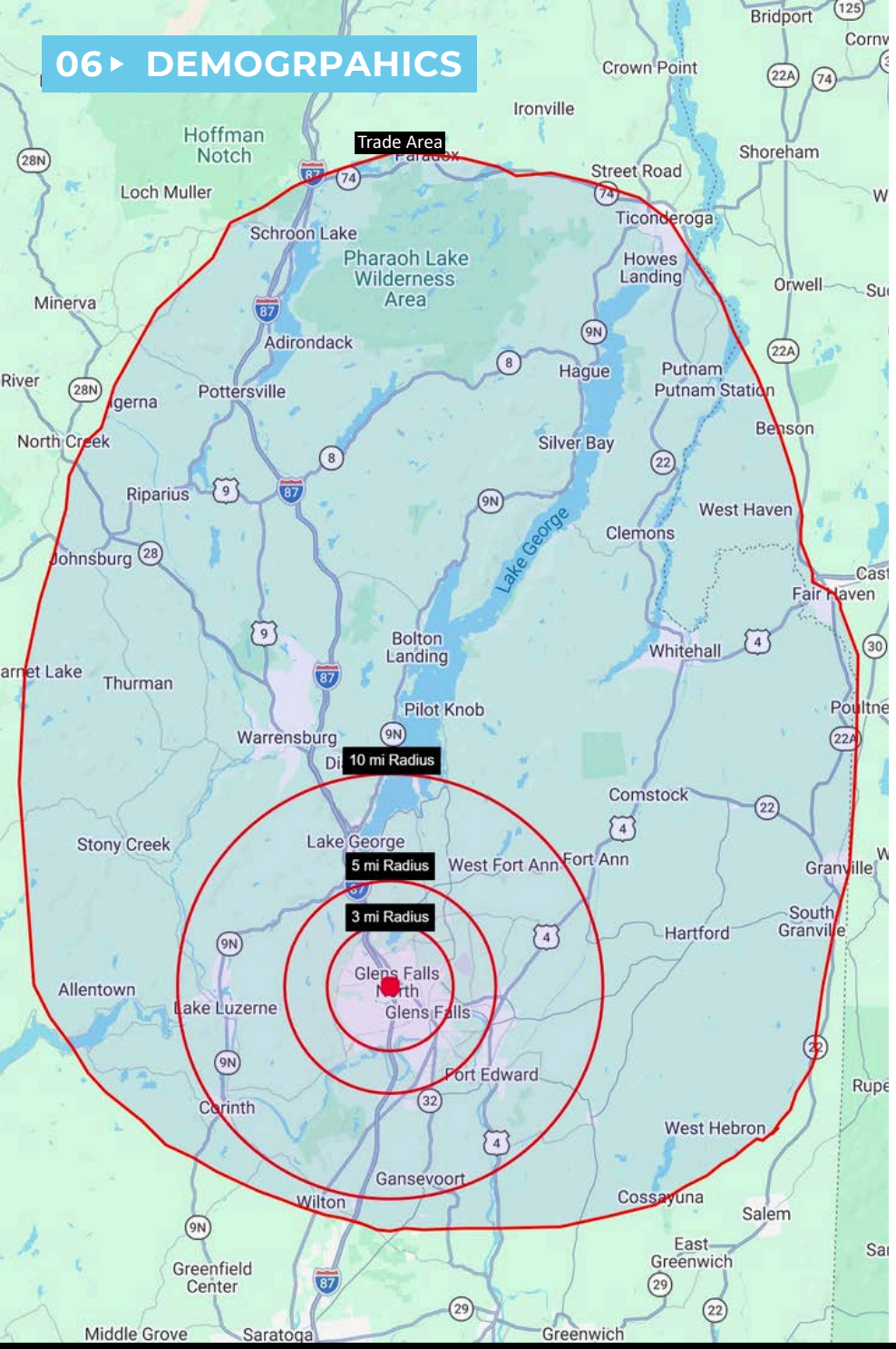
04 ▸ CLOSE AERIAL



05 ▸ MARKET AERIAL



06 ▸ DEMOGRPAHICS



Population	3 Mile	5 Mile	10 Mile	Trade Area
Estimated Population (2025)	34,731	52,865 1	88,270	144,447
Income				
Estimated Average Household Income (2025)	$108,654	$109,230	$106,242	$103,369
Estimated Median Household Income (2025)	$83,526	$85,443	$83,296	$80,490
Estimated Per Capita Income (2025)	$49,131	$48,574	$46,727	$45,089
Households				
Estimated Households (2025)	15,653	23,439	38,731	62,878
Business				
Total Businesses	1,777	2,297	3,294	4,643
Total Employees	25,139	32,747	41,139	53,796
Employee Population per Business	14.1	14.3	12.5	11.6
Residential Population per Business	19.5	23.0	26.8	31.1
Race & Ethincity				
White (2025)	31,901	48,715	82,231	134,963
Black or African American (2025)	843	1,207	1,594	2,856
Asian (2025)	513	764	1,057	1,412
Other Race Not Hispanic	307	435	687	819
Hispanic	346	505	771	4,316
Education				
Elementary (Grade Level 0 to 8)	664	943	1,549	2,786
Some High School (Grade Level 9 to 11)	1,371	2,087	3,534	6,437
High School Graduate	6,633	10,956	20,799	37,098
Some College	4,265	6,724	11,098	18,228
Associate Degree Only	3,229	4,770	8,309	12,924
Bachelor Degree Only	5,281	7,487	11,549	17,616

AVIATION MALL

CONTACT US

Permanent Leasing By:

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