



Great Dane Properties, LLC

Commercial Real Estate Sales, Leasing, Management & Development

For Sale

Ticonderoga Plaza

1171 NYS Route 9N
Ticonderoga, NY 12883

Great Dane Properties is pleased to present a one story, 81,553 SF retail center with Rite Aid, soon to be rebranded Walgreens outparcel situated on 4.90 Acres for Sale in Ticonderoga, NY.

Ticonderoga is located in the Adirondack Park, nestled between Lake George & Lake Champlain in the southeastern corner of Essex County.



Price Reduced!
Owner Seeking
Closing by
Year End 2018
~~\$8,574,576.56~~
\$7,779,207.52

Price \$7,779,207.52
Cap Rate 8.1%

Joe Draghi

Licensed Real Estate Broker

Licensed in New York, New Hampshire, Connecticut,
Massachusetts, Vermont & Florida

607-838-3263 – jdraghi@greatdaneproperties.com

NY Office: PO Box 212, Mclean, NY 13102

Fax 607-218-8721

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Karina Draghi

Licensed Real Estate Broker

Licensed in
New York & Florida

607-838-3463 – karina@greatdaneproperties.com

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2013 Demographics			
1171 NYS Route 9N Ticonderoga, NY			
	2 Mile Radius	5 Mile Radius	10 Mile Radius
Population	2,662	5,020	10,111
Households	1,103	2,112	4,215
Median HH Income	\$42,407	\$44,478	\$49,274
Per Capita Income	\$22,812	\$23,553	\$25,269



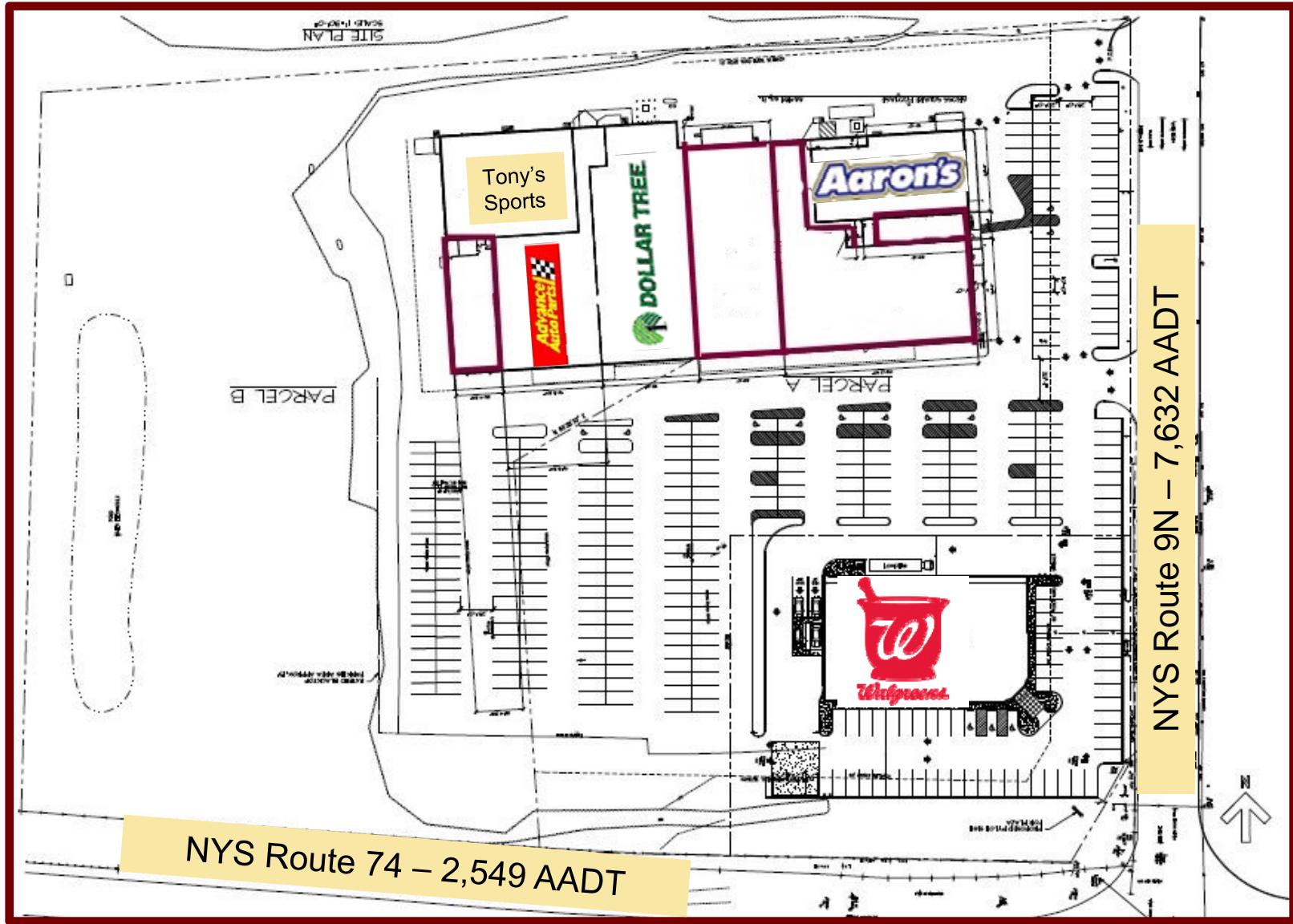
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<u>PLAZA</u>		<u>RITE AID (Soon to be rebranded Walgreens)</u>	
Total Revenue Plaza GLA 66,989 sf	\$383,229.52	Rite-Aid NOI (Soon to be rebranded Walgreens)	\$380,546.04
Plaza Operating Expenses	\$137,231.79	Cap rate	7%
NOI	\$245,997.73	Rite-Aid capitalized value (Soon to be rebranded Walgreens)	\$5,436,372.00
Plaza Cap rate	10.5%		
Plaza capitalized value	\$2,342,835.52		

<u>PLAZA & WALGREENS</u>	
Capitalized Market Value	\$7,779,207.52
Blended Cap rate for Plaza & Rite Aid	8.1%



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