

EXIT 18 OFF I-87

MAIN STREET
GLENS FALLS ~ NY



15A CENTURY HILL DRIVE
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1.7 ACRES *For Sale or Build To Suit*
AVAILABLE NOW

Site Overview

1.7 acres of vacant land available for sale or build to suit.

Adjacent to the new Fairfield Inn & Suites.

Located immediately off exit 18 on I-87.

Site will offer signage visible from I-87 & monument signage on Main Street.

Recent development at exit 18 includes a new 90 room Holiday Inn Express and Fastrac Cafe. Saratoga Hospital has announced plans for a medical center to be built on the adjacent property.

Site is located 15 miles north of Saratoga Springs, 7 miles south of Lake George Village and in close proximity to the Adirondack State Park which attracts over 7 million tourists annually.

Thriving local community.

Demographics

	1 MILES	3 MILES	5 MILES
Daytime Population	2,403	29,617	42,341
Population	3,701	39,470	61,908
Households	1,582	15,185	23,101
Med. HH Income	\$68,882	\$76,537	\$74,774

Nearby Market Generators

Glens Falls Hospital | Angio Dynamics

Six Flags Amusement Park & Lodge

FastTrac | Holiday Inn | Fairfield Inn & Suites

Cumberland Farms | Subway | McDonald's

Taco Bell | Big-Boom Road Boat Launch

The Queensbury Hotel | Lake George Outlets



TO LAKE GEORGE
7.5 MI FROM SITE

LAKE GEORGE
OUTLETS
RALPH LAUREN
J.CREW
Brooks Brothers
BANANA REPUBLIC
GAP

SIX FLAGS THE GREAT ESCAPE
AMUSEMENT PARK & LODGE
140 ACRE AMUSEMENT
& WATER PARK

SUNY ADIRONDACK
4,098 STUDENTS

QUEENSBURY
ELEMENTARY MIDDLE
AND SENIOR HIGH
SCHOOL CAMPUS
3,920 STUDENTS

Walmart*

NORTHWAY
PLAZA
Panera
HOME DEPOT
HOBBY LOBBY
TJ-maxx
CHIPOTLE

QUEENSBURY
PLAZA
STAPLES
Olive Garden
Red Lobster
PETCO
JO ANN
Mc's southwest grill

LOWE'S
Applebee's

Hannaford

Price Chopper

Walmart*

AVIATION
MALL
Sears
TARGET
DICK'S SPORTING
GOODS
JCPenney
BANTON
REGAL CINEMAS
12 PLEX

TRAVELERS
400 EMPLOYEES

THE MILL
52 APARTMENTS
\$1,685-\$2,250

ANGIODYNAMICS
675 EMPLOYEES

Kmart
CLOSED

GLENS FALLS
HOSPITAL
410 BEDS
2,800 EMPLOYEES

GLENS FALLS
CIVIC CENTER
4,800 SEATS

FINCH PRIME
700 EMPLOYEES

McDonald's

Hannaford

14 HUDSON
87 APARTMENTS
\$1,350-\$2,800

CAREY INDUSTRIAL
PARK
SIGN WORKS
HUDSON HEADWATERS
Health Network
Kinney Drugs

Fastrac

Holiday Inn

Cumberland

SKY ZONE

Super 8

TACOBELL

SITE

MEDICAL CENTER
AT QUEENSBURY
(UNDER CONSTRUCTION)

HUDSON
FALLS

THE DARTMOUTH COMPANY