

RETAIL SPACE FOR LEASE

216 Quaker Road Queensbury, NY 12804



Join CVS and Hollywood Video in this out parcel to a Hannaford Supermarket

SPACE AVAILABLE

Store #3 3,135 sf

COMMENTS

Parking Spaces: 130 in the center
Parking Ratio: 5.2
Ingress/Egress: Two Points of Access
Visibility: Excellent
Coordinates: 43° 19'52.96 N 73° 39'13.51 W

RENTAL: 3,900/mo.

POSSESSION: Immediate

EXCLUSIVE BROKERS

Ed Balazs
212-564-7250

ebalazs@aagmgmt.com

David Grossman
212-564-7250

dgrossman@aagmgmt.com

AAG Management, Inc.

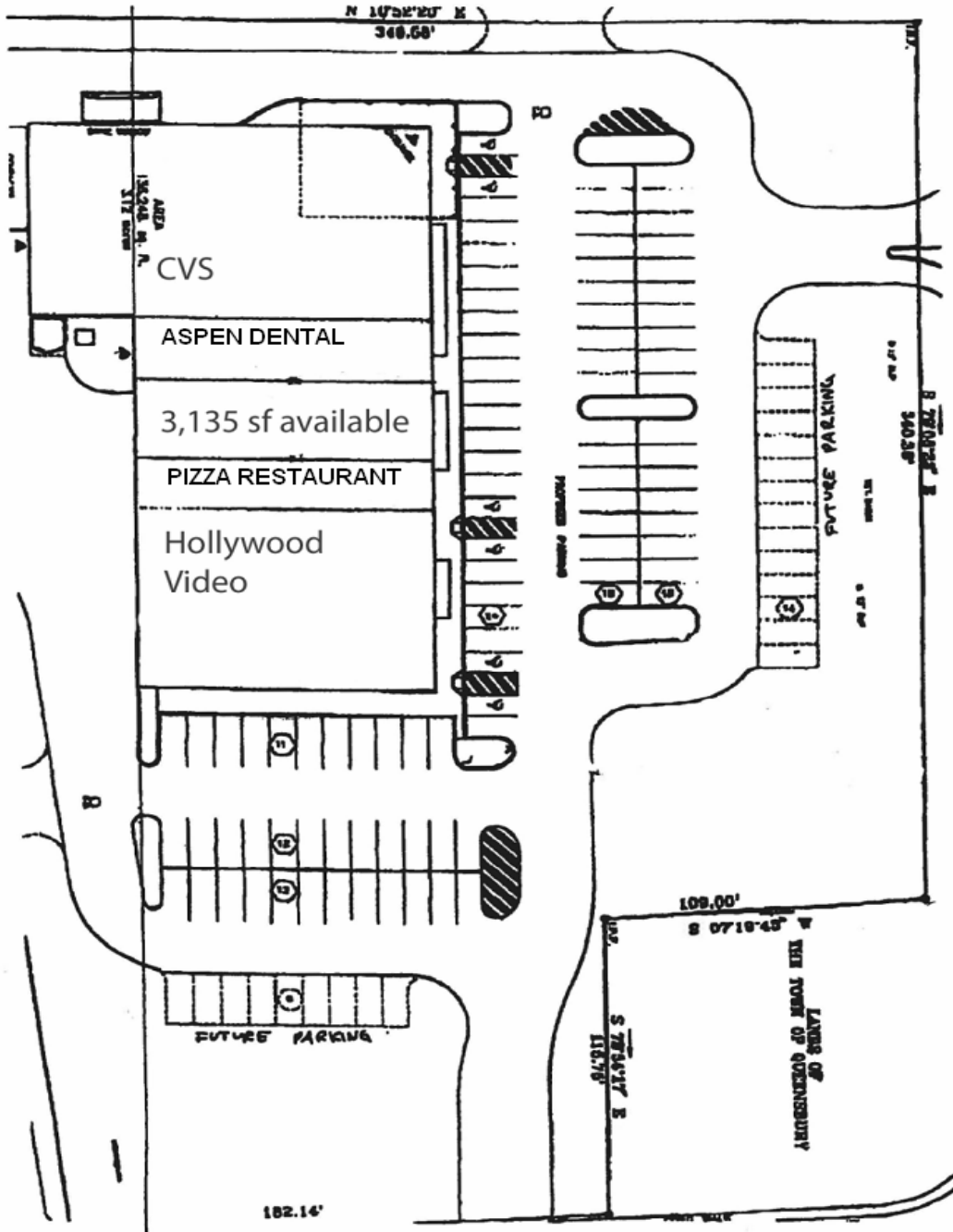
Investments
Building Management
Brokerage

421 7th Avenue / New York, New York 10001
P) 212-564-7250 F) 212-564-7512

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7,383 sf divisible to 1,600 sf



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DEMOGRAPHICS

Population	1-mi.	3-mi.	5-mi.
2008 Male Population	2,189	15,939	28,900
2008 Female Population	2,383	17,430	31,216
% 2008 Male Population	47.88%	47.77%	48.07%
% 2008 Female Population	52.12%	52.23%	51.93%
2008 Total Adult Population	3,832	26,901	47,675
2008 Total Daytime Population	6,107	39,343	61,317
2008 Total Daytime Work Population	4,067	24,133	33,271
2008 Median Age Total Population	41	41	40
2008 Median Age Adult Population	47	47	47
2008 Age 0-5	228	1,964	3,694
2008 Age 6-13	326	2,850	5,545
2008 Age 14-17	187	1,654	3,202
2008 Age 18-20	175	1,334	2,365
2008 Age 21-24	358	2,035	3,364
2008 Age 25-29	320	2,054	3,386
2008 Age 30-34	278	1,878	3,369
2008 Age 35-39	274	2,147	4,091
2008 Age 40-44	328	2,454	4,644
2008 Age 45-49	364	2,679	4,787
2008 Age 50-54	298	2,219	4,157

2008 Age 55-59	297	2,162	3,861
2008 Age 60-64	247	1,819	3,354
2008 Age 65-69	215	1,434	2,618
2008 Age 70-74	203	1,333	2,325
2008 Age 75-79	190	1,236	2,067
2008 Age 80-84	142	1,041	1,632
2008 Age 85+	142	1,077	1,656
% 2008 Age 0-5	4.99%	5.89%	6.14%
% 2008 Age 6-13	7.13%	8.54%	9.22%
% 2008 Age 14-17	4.09%	4.96%	5.33%
% 2008 Age 18-20	3.83%	4.00%	3.93%
% 2008 Age 21-24	7.83%	6.10%	5.60%
% 2008 Age 25-29	7.00%	6.16%	5.63%
% 2008 Age 30-34	6.08%	5.63%	5.60%
% 2008 Age 35-39	5.99%	6.43%	6.81%
% 2008 Age 40-44	7.17%	7.35%	7.72%
% 2008 Age 45-49	7.96%	8.03%	7.96%
% 2008 Age 50-54	6.52%	6.65%	6.91%
% 2008 Age 55-59	6.50%	6.48%	6.42%
% 2008 Age 60-64	5.40%	5.45%	5.58%
% 2008 Age 65-69	4.70%	4.30%	4.35%
% 2008 Age 70-74	4.44%	3.99%	3.87%
% 2008 Age 75-79	4.16%	3.70%	3.44%
% 2008 Age 80-84	3.11%	3.12%	2.71%
% 2008 Age 85+	3.11%	3.23%	2.75%
2008 White Population	4,325	31,772	57,659
2008 Black Population	50	370	533
2008 Asian/Hawaiian/Pacific Islander	42	252	390
2008 American Indian/Alaska Native	4	37	68
2008 Other Population (Incl 2+ Races)	152	939	1,465
2008 Hispanic Population	98	601	922
2008 Non-Hispanic Population	4,474	32,768	59,194
% 2008 White Population	94.58%	95.21%	95.91%
% 2008 Black Population	1.09%	1.11%	0.89%
% 2008 Asian/Hawaiian/Pacific Islander	0.92%	0.76%	0.65%
% 2008 American Indian/Alaska Native	0.09%	0.11%	0.11%
% 2008 Other Population (Incl 2+ Races)	3.32%	2.81%	2.44%
% 2008 Hispanic Population	2.14%	1.80%	1.53%
% 2008 Non-Hispanic Population	97.86%	98.20%	98.47%
2000 Non-Hispanic White	4,387	31,263	55,616
2000 Non-Hispanic Black	31	233	364
2000 Non-Hispanic Amer Indian/Alaska Nativ	3	29	116
2000 Non-Hispanic Asian	65	309	398
2000 Non-Hispanic Hawaiian/Pacific Islander	3	15	35
2000 Non-Hispanic Some Other Race	n/a	n/a	n/a
2000 Non-Hispanic Two or More Races	25	316	515
% 2000 Non-Hispanic White	97.19%	97.20%	97.50%
% 2000 Non-Hispanic Black	0.69%	0.72%	0.64%
% 2000 Non-Hispanic Amer Indian/Alaska Ne	0.07%	0.09%	0.20%
% 2000 Non-Hispanic Asian	1.44%	0.96%	0.70%
% 2000 Non-Hispanic Hawaiian/Pacific Islanc	0.07%	0.05%	0.06%
% 2000 Non-Hispanic Some Other Race	0.00%	0.00%	0.00%
% 2000 Non-Hispanic Two or More Races	0.55%	0.98%	0.90%

Population Change	1-mi.	3-mi.	5-mi.
Total Employees	n/a	n/a	n/a
Total Establishments	n/a	n/a	n/a
2008 Total Population	4,572	33,369	60,116
2008 Total Households	2,180	15,132	25,677
Population Change 1990-2008	-199	1,369	3,967
Household Change 1990-2008	221	2,341	4,265
% Population Change 1990-2008	-4.17%	4.28%	7.07%
% Household Change 1990-2008	11.28%	18.30%	19.92%
Population Change 2000-2008	-58	949	2,703
Household Change 2000-2008	137	1,273	2,372
% Population Change 2000-2008	-1.25%	2.93%	4.71%
% Households Change 2000-2008	6.71%	9.19%	10.18%

Housing	1-mi.	3-mi.	5-mi.
2000 Total Housing Units	2,162	14,972	24,972
2000 Occupied Housing Units	2,019	13,905	23,289
2000 Owner Occupied Housing Units	980	8,167	15,209
2000 Renter Occupied Housing Units	1,039	5,738	8,080
2000 Vacant Housing Units	143	1,067	1,698
% 2000 Occupied Housing Units	93.39%	92.87%	93.20%
% 2000 Owner Occupied Housing Units	45.33%	54.55%	60.87%
% 2000 Renter Occupied Housing Units	48.06%	38.32%	32.34%
% 2000 Vacant Housing Units	6.61%	7.13%	6.80%

Income	1-mi.	3-mi.	5-mi.
2008 Median Household Income	\$42,681	\$39,418	\$41,056
2008 Per Capita Income	\$34,095	\$27,198	\$25,251
2008 Average Household Income	\$71,506	\$59,978	\$59,118
2008 Household Income < \$10,000	101	849	1,331
2008 Household Income \$10,000-\$14,999	135	1,021	1,754
2008 Household Income \$15,000-\$19,999	179	1,264	1,950
2008 Household Income \$20,000-\$24,999	171	1,189	1,890
2008 Household Income \$25,000-\$29,999	142	1,157	1,848
2008 Household Income \$30,000-\$34,999	139	1,136	1,948
2008 Household Income \$35,000-\$39,999	141	1,075	1,752
2008 Household Income \$40,000-\$44,999	151	990	1,732
2008 Household Income \$45,000-\$49,999	176	1,238	2,072
2008 Household Income \$50,000-\$59,999	227	1,931	3,319
2008 Household Income \$60,000-\$74,999	167	1,566	3,335
2008 Household Income \$75,000-\$99,999	239	896	1,514
2008 Household Income \$100,000-\$124,999	79	377	601
2008 Household Income \$125,000-\$149,999	79	240	334
2008 Household Income \$150,000-\$199,999	15	66	104
2008 Household Income \$200,000-\$249,999	7	26	37
2008 Household Income \$250,000-\$499,999	29	108	153
2008 Household Income \$500,000+	1	3	4
2008 Household Income \$200,000+	38	137	194
% 2008 Household Income < \$10,000	4.64%	5.61%	5.18%
% 2008 Household Income \$10,000-\$14,999	6.20%	6.75%	6.83%
% 2008 Household Income \$15,000-\$19,999	8.22%	8.35%	7.59%
% 2008 Household Income \$20,000-\$24,999	7.85%	7.86%	7.36%
% 2008 Household Income \$25,000-\$29,999	6.52%	7.65%	7.20%

% 2008 Household Income \$30,000-\$34,999	6.38%	7.51%	7.59%
% 2008 Household Income \$35,000-\$39,999	6.47%	7.10%	6.82%
% 2008 Household Income \$40,000-\$44,999	6.93%	6.54%	6.75%
% 2008 Household Income \$45,000-\$49,999	8.08%	8.18%	8.07%
% 2008 Household Income \$50,000-\$59,999	10.42%	12.76%	12.93%
% 2008 Household Income \$60,000-\$74,999	7.67%	10.35%	12.99%
% 2008 Household Income \$75,000-\$99,999	10.97%	5.92%	5.90%
% 2008 Household Income \$100,000-\$124,9	3.63%	2.49%	2.34%
% 2008 Household Income \$125,000-\$149,9	3.63%	1.59%	1.30%
% 2008 Household Income \$150,000-\$199,9	0.69%	0.44%	0.41%
% 2008 Household Income \$200,000-\$249,9	0.32%	0.17%	0.14%
% 2008 Household Income \$250,000-\$499,9	1.33%	0.71%	0.60%
% 2008 Household Income \$500,000+	0.05%	0.02%	0.02%
% 2008 Household Income \$200,000+	1.74%	0.91%	0.76%

Retail Sales Volume	1-mi.	3-mi.	5-mi.
2008 Children/Infants Clothing Stores	\$879,332	\$4,954,346	\$8,364,615
2008 Jewelry Stores	\$664,964	\$3,721,980	\$6,278,089
2008 Mens Clothing Stores	\$1,283,475	\$7,471,990	\$12,731,285
2008 Shoe Stores	\$1,189,736	\$6,965,050	\$11,842,382
2008 Womens Clothing Stores	\$2,260,445	\$13,692,828	\$23,452,635
2008 Automobile Dealers	\$16,477,517	\$98,348,374	\$165,041,341
2008 Automotive Parts/Acc/Repair Stores	\$1,965,632	\$11,540,565	\$19,511,324
2008 Other Motor Vehicle Dealers	\$582,609	\$3,398,532	\$5,775,723
2008 Tire Dealers	\$535,918	\$3,092,861	\$5,214,946
2008 Hardware Stores	\$251,970	\$1,391,169	\$2,307,094
2008 Home Centers	\$1,609,534	\$10,317,017	\$17,485,832
2008 Nursery/Garden Centers	\$568,824	\$3,245,842	\$5,448,238
2008 Outdoor Power Equipment Stores	\$214,924	\$1,367,651	\$2,265,905
2008 Paint/Wallpaper Stores	\$63,653	\$411,789	\$695,278
2008 Appliance/TV/Other Electronics Stores	\$1,479,710	\$8,465,742	\$14,389,260
2008 Camera/Photographic Supplies Stores	\$246,800	\$1,465,270	\$2,481,693
2008 Computer/Software Stores	\$749,647	\$4,583,231	\$7,786,218
2008 Beer/Wine/Liquor Stores	\$942,694	\$5,357,533	\$9,064,986
2008 Convenience/Specialty Food Stores	\$1,233,570	\$9,564,548	\$19,160,500
2008 Restaurant Expenditures	\$6,612,879	\$44,471,772	\$83,694,348
2008 Supermarkets/Other Grocery excl Conv	\$10,771,848	\$64,318,839	\$108,912,388
2008 Furniture Stores	\$1,548,310	\$9,104,084	\$15,406,832
2008 Home Furnishings Stores	\$959,551	\$5,413,564	\$9,196,501
2008 Gen Merch/Appliance/Furniture Stores	\$13,617,022	\$80,258,236	\$136,187,659
2008 Gasoline Stations w/ Convenience Store	\$7,740,094	\$48,319,096	\$85,789,511
2008 Other Gasoline Stations	\$6,506,524	\$38,754,547	\$66,629,010
2008 Department Stores excl Leased Depts	\$15,096,732	\$88,723,980	\$150,576,922
2008 General Merchandise Stores	\$12,068,711	\$71,154,152	\$120,780,830
2008 Other Health/Personal Care Stores	\$1,044,901	\$6,296,410	\$10,604,423
2008 Pharmacies/Drug Stores	\$5,196,343	\$31,106,761	\$52,675,360
2008 Pet/Pet Supplies Stores	\$737,464	\$4,529,425	\$7,708,333
2008 Book/Periodical/Music Stores	\$206,873	\$1,375,402	\$2,512,782
2008 Hobby/Toy/Game Stores	\$336,362	\$2,503,932	\$4,165,762
2008 Musical Instrument/Supplies Stores	\$143,784	\$847,872	\$1,428,673
2008 Sewing/Needlework/Piece Goods Stores	\$41,741	\$263,835	\$464,164
2008 Sporting Goods Stores	\$759,713	\$3,544,986	\$6,096,071
2008 Video Tape Stores - Retail	\$124,716	\$729,099	\$1,234,192

