

**RETAIL  
SPACE** **FOR LEASE**

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# AVIATION MALL

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**578 AVIATION ROAD,  
QUEENSBURY, NY 12804**

## CONTACT

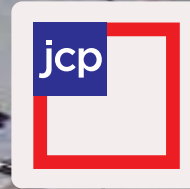
PERMANENT LEASING

**BRUCE HERMAN**  
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845-517-7911

SPECIALTY / SHORT-TERM LEASING

**ERIC JACOB**  
Leasing@shopaviationmall.com  
518-793-8818





**238 AND 240 GRAHAM AVE,  
EAST WILLIAMSBURG, BROOKLYN, NY 11206**

# ABOUT THE LOCATION

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## PROPERTY HIGHLIGHTS

### SIZE

Pad Site 1: ±1 Acre (North Entrance)

Pad Site 2: ±1 Acre (South-East Entrance)

### AVAILABLE SPACES

SPACE (A): 51,987 SF

SPACE (B): 8,123 SF

SPACE (C): 27,912 SF

SPACE (D): 3,652 SF

SPACE (E): 6,146 SF

SPACE (F): 4,535 SF

SPACE (G): 8,245 SF

### NOTES

- Located directly off Interstate I-87, Exit 19 with heavy traffic visibility (34,287–47,620 AADT)
- Prime regional mall serving Queensbury, Glens Falls & Lake George
- Anchored by Target, JCPenney, Dick's Sporting Goods, Regal Cinemas
- Positioned within a major retail corridor with Walmart, Lowe's, Sam's Club, TJ Maxx, Five Below & more nearby
- 14+ million annual visitors in the Adirondack Region generating \$2.2B in spending
- Warren County alone generates \$859M in annual retail & tourism spending
- Strong demographics:
  - 10-mile radius → 88,005 population
  - 20-mile radius → 183,859 population
  - 30-mile radius → 316,130 population
- Average household income: \$105,389–\$117,500
- Daytime population: up to 218,891
- Ample parking and multiple entrance points around the full mall perimeter

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## NEIGHBORING RETAILERS

Walmart Supercenter

Lowe's

Sam's Club

TJ Maxx

Hobby Lobby

Five Below

Verizon

AT&T

Walgreens

CVS Pharmacy

Staples

McDonald's

Dunkin'

Starbucks

Home Depot

Panera

Chili's

Texas Roadhouse

Advance Auto Parts

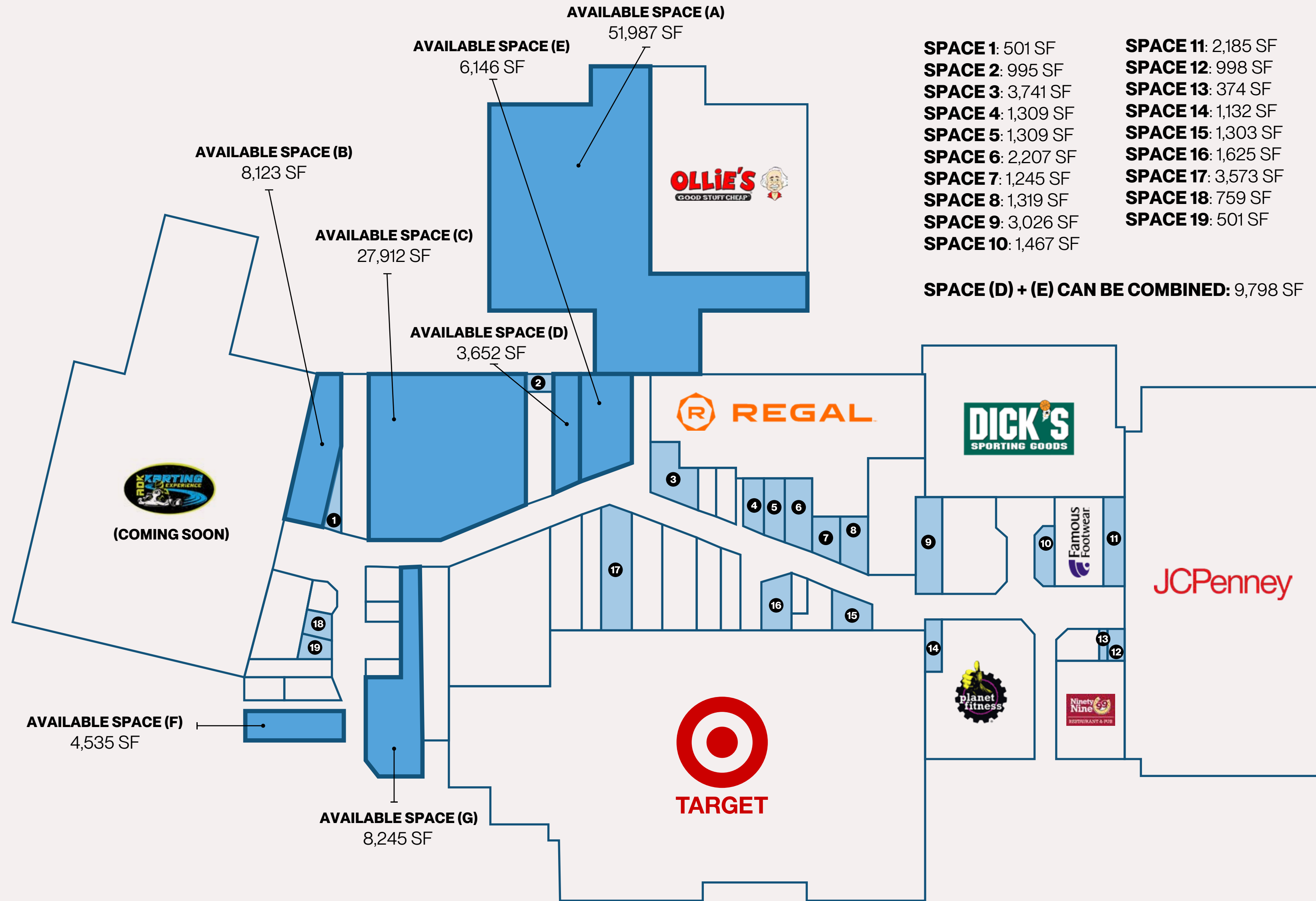
PetSmart

Chase Bank

Mobil

Cricket Wireless

SportClips



- SPACE 1:** 501 SF
- SPACE 2:** 995 SF
- SPACE 3:** 3,741 SF
- SPACE 4:** 1,309 SF
- SPACE 5:** 1,309 SF
- SPACE 6:** 2,207 SF
- SPACE 7:** 1,245 SF
- SPACE 8:** 1,319 SF
- SPACE 9:** 3,026 SF
- SPACE 10:** 1,467 SF
- SPACE 11:** 2,185 SF
- SPACE 12:** 998 SF
- SPACE 13:** 374 SF
- SPACE 14:** 1,132 SF
- SPACE 15:** 1,303 SF
- SPACE 16:** 1,625 SF
- SPACE 17:** 3,573 SF
- SPACE 18:** 759 SF
- SPACE 19:** 501 SF

**SPACE (D) + (E) CAN BE COMBINED: 9,798 SF**

- NEIGHBORING RETAILERS
- BIG BOX AND PERMANENT LEASING
- SPECIALTY / SHORT-TERM LEASING



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**BOOTH  
STREET**

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