

For Sublease

Former Gander Outdoors

Champlain Centre – 60 Smithfield Blvd
Plattsburgh, NY 12901



Site Information

- 51,583 sf building at Champlain Centre, the North Country's premier shopping destination.
- Exterior and interior entrances.
- Outstanding visibility to I-87.
- 20 Minutes to Canada and a Short drive to Lake Champlain.
- Champlain Centre co-tenants include; Kohl's, Dick's Sporting Goods, Target, Best Buy, DSW, Regal Cinemas, Hobby Lobby and more.
- Location serves a large geographic trade area and diverse workforce.
- Rent: \$6.00 per sf Net / Net Charges: \$2.51 +/- per sf
2019 Estimated Recoveries - CAM, Real Estate Taxes, & Insurance



Pylon view from I-87



Pylon

Sublease thru 8-31-2028

For more information please contact

Penny D. Cipolla

NY State Licensed Real Estate Broker #10491206067

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www.InnovativeRealty.com

All information furnished, regarding property for sale, rental or financing is from sources deemed reliable, but no warranty or representation is made as to the accuracy thereof and same is subject to errors, change of price, rental or other conditions, prior sale, leases or financing or withdrawal without notice.

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Drivetime Demographics *

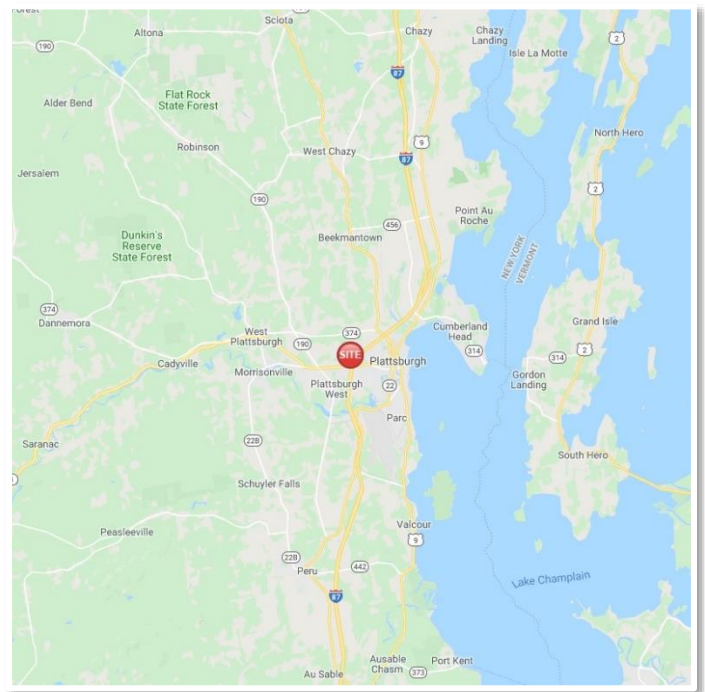
	<u>10 Minute</u>	<u>20 Minute</u>	<u>30 Minute</u>
Population	22,798	46,619	65,076
Ave. HH Income	\$63,442	\$68,905	\$69,618

* Sites USA 2019 Estimates

Traffic Counts *

Tom Miller Rd. North of Site 10,529 AADT
Cornelia St. South of Site 28,675 AADT
No published data on Smithfield Rd in front of Site

* NYSDOT 2016 published data



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