



The
Outlets
at Lake George

OPPORTUNITY

in the Adirondacks

As the midpoint between New York City and Montreal, Lake George, fondly known as the “Queen of American Lakes,” boasts a central Adirondack Mountain location near many dense, metropolitan regions that include Saratoga, Schenectady and Albany. The area’s abundance of seasonal and recreational activities draws a strong visitor population to experience all that the Greater Lake George region has to offer, year-round.

Nestled in the heart of the region sits The Outlets at Lake George, an outlet shopping destination. Part of the well-known “Million-Dollar-Half-Mile,” an outlet retail area comprised of five distinct centers that collectively feature more than 70 stores and a gross leasable area of 338,000 square feet, The Outlets at Lake George and now the former Adirondack Outlet Mall feature a combined total of 179,000 square feet housing some of the most iconic and leading brand names in retail today.





In Good **COMPANY**

Prominent and Iconic Brand Collection



L.L.Bean



LOFT
OUTLET



SKECHERS

FAMOUS
footwear



Bath & Body Works®



OLD NAVY
OUTLET

zumiez

COACH
FACTORY

POLO RALPH LAUREN
FACTORY STORE

MICHAEL
KORS


Vera Bradley

 **Columbia**

Levi's
OUTLET STORE

lane BRYANT
OUTLET

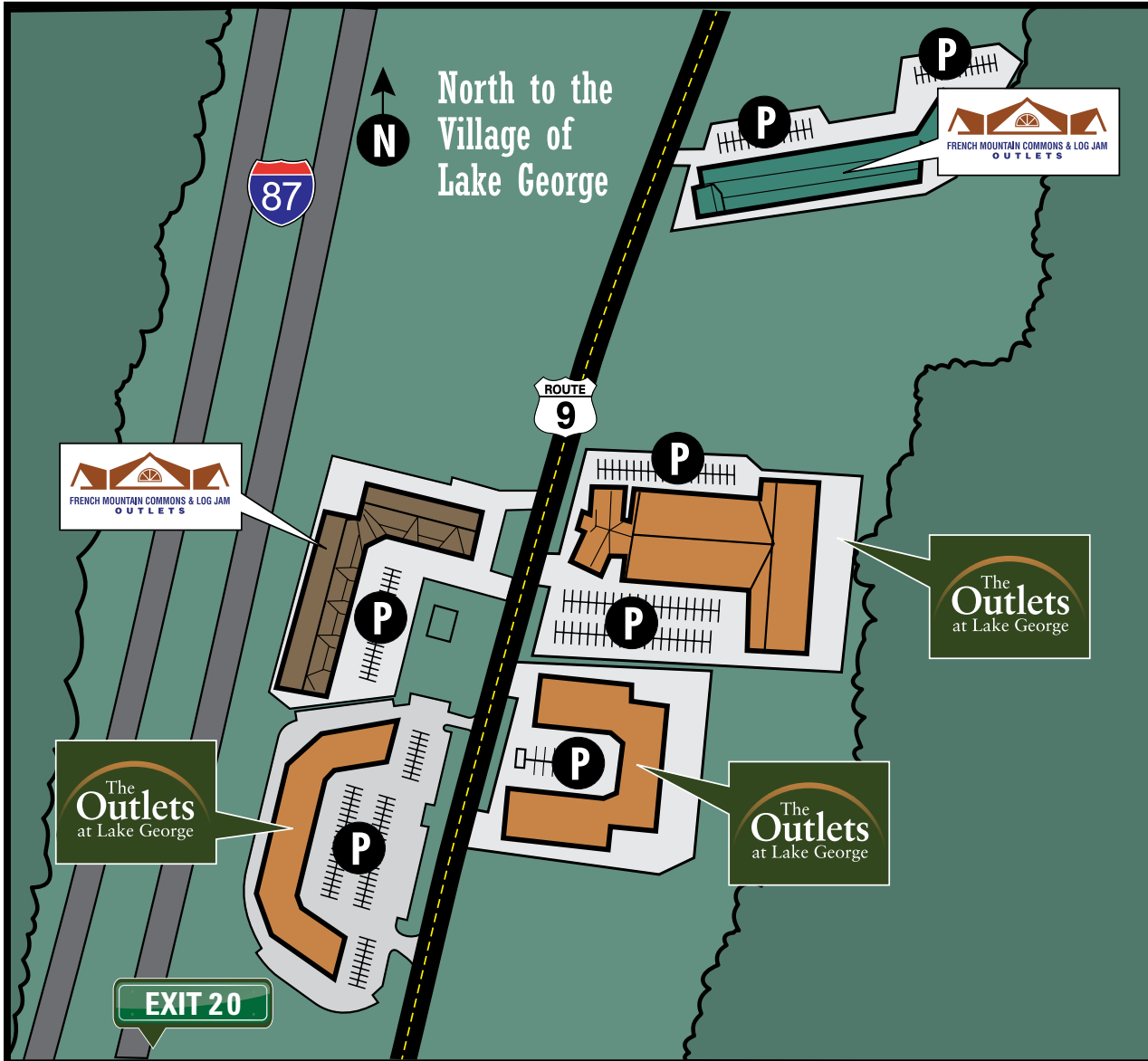
YANKEE CANDLE® | OUTLET

crocs™

adidas®

AMERICAN
EAGLE

aerie



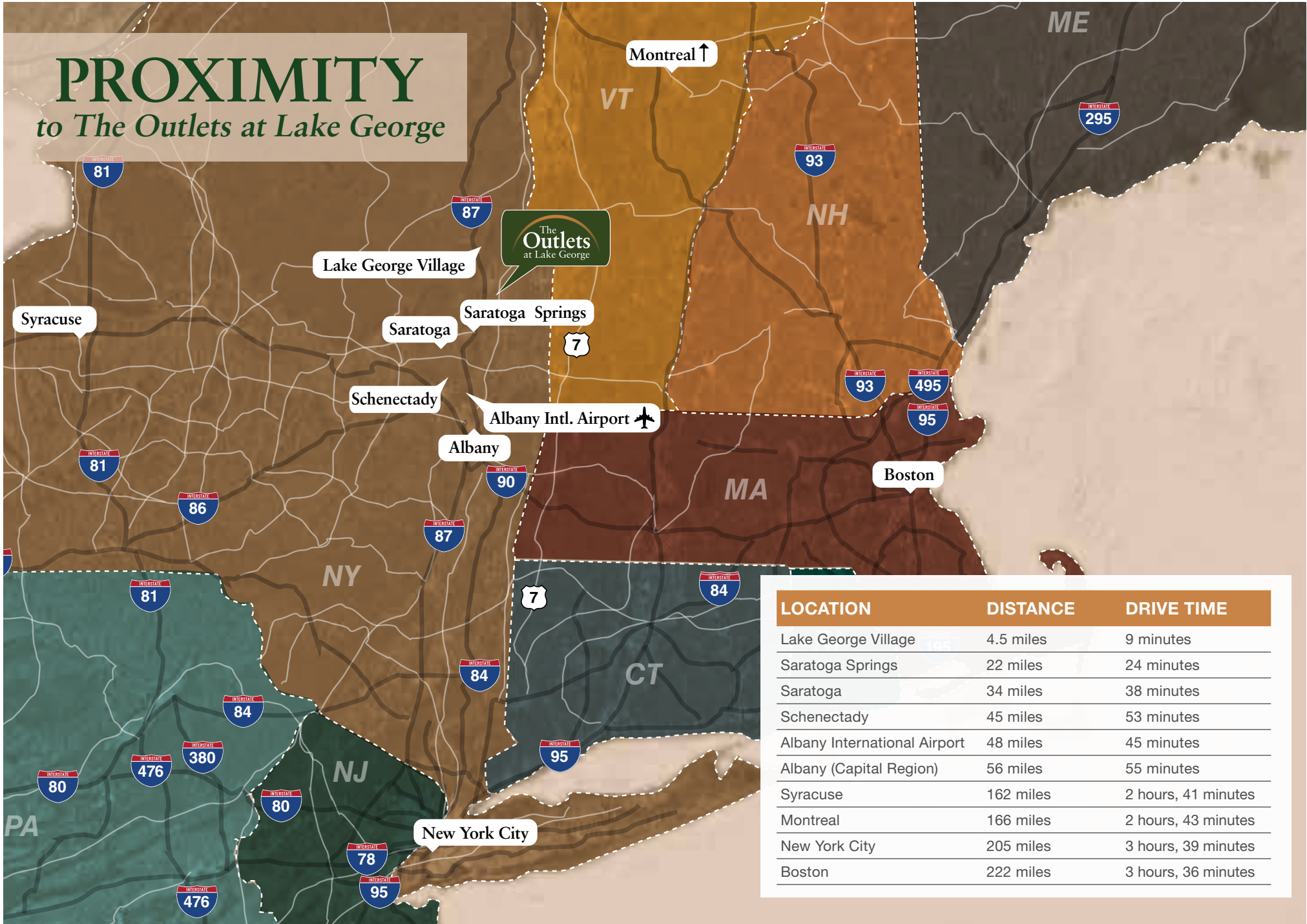
Ideal LOCATION

*Unrivalled access and
visibility: average
traffic counts exceed
40,000 vehicles per day.*

The Outlets at Lake George is conveniently located on State Route 9 just off the NY State Thruway/Interstate 87 at Exit 20. Well-positioned at the south end of Route 9, The Outlets at Lake George marks the beginning of the famed outlet shopping district.

PROXIMITY

to The Outlets at Lake George



LOCATION	DISTANCE	DRIVE TIME
Lake George Village	4.5 miles	9 minutes
Saratoga Springs	22 miles	24 minutes
Saratoga	34 miles	38 minutes
Schenectady	45 miles	53 minutes
Albany International Airport	48 miles	45 minutes
Albany (Capital Region)	56 miles	55 minutes
Syracuse	162 miles	2 hours, 41 minutes
Montreal	166 miles	2 hours, 43 minutes
New York City	205 miles	3 hours, 39 minutes
Boston	222 miles	3 hours, 36 minutes

BY THE NUMBERS



Open & Operating:

Opened: Summer

1989

Expanded & Renovated Summer

2014

Acquired Adirondack Outlet Mall

2023

Gross Leasable Area:

179,000

Square Feet

60 Mile Radius:

Population:

1,322,254

Households:

535,981

DEMOGRAPHICS

30

MILES

Population:

289,060

Households:

119,085

Average HHI:

\$88,443

45

MILES

Population:

874,015

Households:

352,147

Average HHI:

\$84,241

60

MILES

Population:

1,322,254

Households:

535,981

Average HHI:

\$84,903

*APPROXIMATELY **25,000** STUDENTS AT
NEARBY COLLEGES AND UNIVERSITIES*

TOURISM



More Than

**15 MILLION
VISITORS**

It's a year round playground!

With its crystal clear waters and mountainous terrain, unique beauty and countless family-friendly attractions, Lake George has established the region as a top visitor destination spanning centuries.

From boating, water sports and camping to winter skiing, luxurious spa retreats and museums, Lake George covers 45 miles of the Adirondack region.

What's more, the Greater Lake George region offers its visitors a diverse array of lodging options. With more than 9,000 rooms from which to choose, visitors enjoy accommodations including waterfront resorts, cabins, cottages, Bed & Breakfasts and familiar hotels.

Nearby Popular Attractions & Activities Include:

Fort William Henry

Prospect Mountain

Million Dollar Beach

Cooper's Caves

Six Flags Great Escape

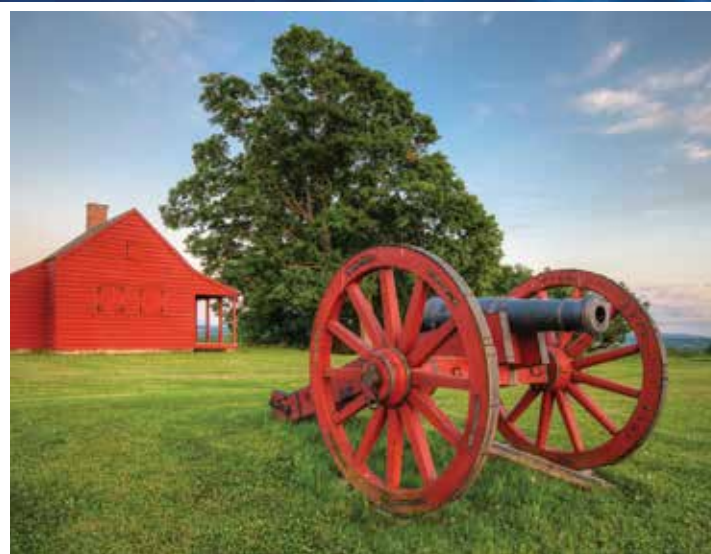
Splashwater Kingdom

Fort Ticonderoga

Saratoga National Park

Saratoga Race Course

Gore Mountain Ski Resort





RETAIL SITE

OWNER/ MANAGEMENT

SQUARE FEET

DISTANCE

DRIVE TIME

Aviation Mall
(Queensbury, NY)

The Pyramid Companies

630,000

3.8 miles

8 minutes

Wilton Mall at Saratoga
(Saratoga Springs, NY)

Macerich

763,270

21 miles

22 minutes

Manchester Designer Outlets (Manchester, VT)

Vanderbilt Equities Corporation

135,000

48 miles

One hour,
8 minutes

Lee Premium Outlets
(Lee, MA)

Simon

224,519

97 miles

One hour,
34 minutes

Introducing The Outlets at Lake George:

PROJECT TEAM

Sobert Realty Corp.

Sobert Realty Corporation has been in the real estate business since 1947. In that time, the company has owned and managed a broad range of commercial properties including outlet shopping centers, strip shopping centers, industrial, office buildings and more. The majority of the properties Sobert Realty Corporation owns and manages have been developed by Sobert Realty Corporation itself.



FFO Real Estate Advisors (FFO) is a full-service real estate leasing and development advisory firm based in Baltimore. FFO partners with developers and owners to provide project-based support in all facets of the development process, from site selection and leasing through to project completion and asset management. Visit www.fforealty.com for more information.



Strategy+Style Marketing Group is an award-winning, strategic consulting and marketing services firm specializing in retail and residential real estate. With more than 30 years of business-to-business and consumer experience on both domestic and international fronts, the firm serves as an outsourced marketing department to optimize asset value, profitability and net operating income. Visit www.strategyplusstyle.com for more information.

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