

Outlet Shoppes of Lake George

(Opening 2014)



The Outlet Shoppes of Lake George have been designed to maximize the full potential of the Lake George market. Due to the visibility, access and parking, the existing Adirondack Outlet Mall contains a majority of the stores that outperform the overall market. The 120,000 SF expansion is designed to take advantage of these key factors with a 200,000 SF center on a 20 acres site (with an additional 25+ acres for future expansion). The Outlet Shoppes of Lake George will be larger than all the other centers in the market with a critical mass of top retailers in a race track design providing customers an unmatched shopping experience in Lake George.

Lake George Area

Lake George (also known as the Queen of American Lakes) is located at the southern gateway to the Adirondack Park. The summer vacation spot for the rich and famous in the late 19th century and early 20th century, the Lake George area has become a year-round destination. Whether it is boating on the beautiful lake, winter skiing or summer hiking in the surrounding mountains, whitewater rafting in nearby rivers or simply enjoying the beauty of the Adirondacks, the Lake George area has something to offer to everyone .

Project Highlights

- 200,000 SF on 20+ acre site - Larger than all other shopping centers in the market combined. Future expansion of 100,000-150,000 SF on additional 25+ acres.
- Race track design
- Excellent visibility and signage
- Easy access (right hand turn)
- Over 900 parking spaces
- Eliminates the need for customers to walk between centers (and crossing Route 9) or drive between centers
- Largest marketing budget
- 1st new construction in the market in 25 years
- Steel construction with 20' open ceilings
- Outlet industry experience (since 1985)
- Local developer committed to area with 30+ years of knowledge and understanding of customer base

Demographic Information

Visitors

15 million annual visitors.

Population

30 miles - 280,000

60 miles - 1.3 million

75 miles - 1.75 million

Income

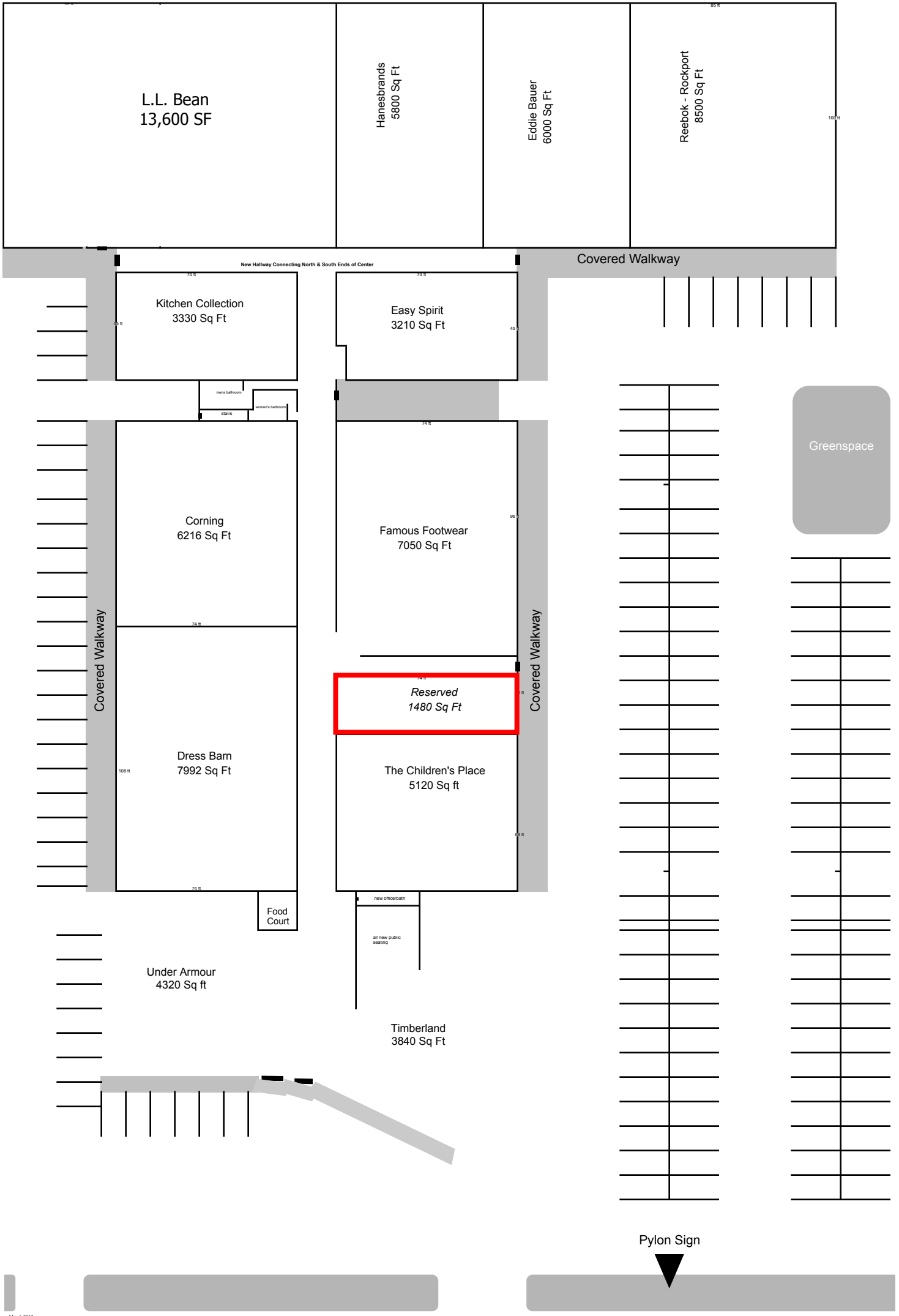
60 mile average household income - \$68,948

Location

- The Outlets of Lake George are located on Route 9 directly off Exit 20 of I-87.
- Centrally located less than three hours from New York City, Boston, Syracuse and Montreal.
- Vermont Traffic. The main route for travel to and from Vermont requires vehicles to travel on Route 9 to connect to Route 149. Whether it is summer recreation, fall foliage, winter skiing, or taking the kids to college, all the traffic to and from Vermont passes directly in front of the Outlet Shoppes of Lake George.
- Montreal. Lake George is also located only 2 hours from the metropolitan Montreal area (4 million people) . Canadian travelers make up approximately 20% of the tourists visits each year. Many more Canadians shop in Lake George as a stop-over point on trips to New York City or the New Jersey shore (Wildwood).

ADIRONDACK OUTLET MALL, LAKE GEORGE NY

May 1, 2012



March 2012

ROUTE 9 - MAIN ROAD



A-180
3,800 SQ. FT.

A-170
3,800 SQ. FT.

A-160
3,600 SQ. FT.

A-150
2,000 SQ. FT.

A-140
2,800 SQ. FT.

A-130
4,800 SQ. FT.

A-120
2,800 SQ. FT.

A-110
3,500 SQ. FT.

A-100
3,360 SQ. FT.

D-400
3,700 SQ. FT.

D-410
4,500 SQ. FT.

D-420
3,800 SQ. FT.

C-300
3,600 SQ. FT.

C-310
3,600 SQ. FT.

C-320
3,800 SQ. FT.

G-700
5,380 SQ. FT.

G-710
4,500 SQ. FT.

G-720
4,500 SQ. FT.

G-730
4,500 SQ. FT.

F-600
3,660 SQ. FT.

F-610
3,600 SQ. FT.

F-620
3,600 SQ. FT.

F-630
4,500 SQ. FT.

F-640
2,700 SQ. FT.

RESERVED
B-200
11,600 SQ. FT.

E-500
3,560 SQ. FT.

E-510
4,500 SQ. FT.

E-520
2,700 SQ. FT.

E-530
3,800 SQ. FT.

L.L. Bean
13,600 SF

Hanesbrand
H-870
5,900 SQ. FT.

Eddie Bauer
H-880
6,000 SQ. FT.

Reebok
H-890
8,500 SQ. FT.

Kitchen Collection
H-835
3,330 SQ. FT.

Corning
H-825
6,216 SQ. FT.

Dress Barn
H-810
6,990 SQ. FT.

Under Armour
H-800
3,320 SQ. FT.

Easy Spirit
H-840
3,330 SQ. FT.

Famous Footwear
H-830
7,690 SQ. FT.

H-820
1,480 SQ. FT.

Children's Place
H-815
5,032 SQ. FT.

Timberland
H-805
3,040 SQ. FT.

N.Y. - U.S. ROUTE 9

Other Retail

Existing Outlets in Lake George

| | | |
|--------------------|---------------------|-------------------|
| Banana Republic | GUESS | Nine West & Co. |
| Bass | Gymboree | Olympia Sports |
| Brooks Brothers | Hanesbrand | Orvis |
| Carter's | Harry & David | OshKosh B'Gosh |
| Chico's | Izod | PacSun |
| Children's Place | J. Crew | Perfumania |
| Coach | Jockey | Polo Ralph Lauren |
| Coleman | Jones New York | Reebok |
| Corning | Kenneth Cole | Rockort |
| DF&C Co. Lancome | Kitchen Collection | Sunglass Hut |
| DKNY | Lane Bryant | Timberland |
| Dress Barn | Levi's Outlet Store | Tommy Hilfiger |
| Eddie Bauer Outlet | Lindt Chocolate | Under Armour |
| Easy Spirit | Maidenform | Van Heusen |
| Famous Footwear | Merrell | Wilson's Leather |
| GAP Outlet | Nautica | Yankee Candle |

Other Regional Shopping

Outlet Shopping

- Manchester, VT (50 miles; 1 hour 15 minutes)
- Lee, MA (100 miles; 1 hour 45 minutes)
- Woodbury Commons (155 miles; 2 hours 30 minutes)
- Waterloo Premium (210 miles; 3 hours 30 minutes)

Regional Shopping Malls

- Aviation Mall (5 miles; 10 minutes)
- Wilton Mall (20 miles; 25 minutes)
- Colonie Center (45 miles; 45 minutes)
- Crossgates Mall (50 miles; 50 minutes)

For Leasing Information Contact 862-203-4352





BROOKS BROTHERS
FACTORY STORE

christopher & banks
MEN'S FASHION WOMEN

DKNY
WILDING LEATHER
GUESS
chico's
FASHION

OLYMPIA

carter's

DKNY

LYVER

Scimitar

DKNY
DONNA KARAN NEW YORK

WILSONS LEATHER

GUESS

chico's

JOS. A. BANK FACTORY STORE

et





OUTLET CENTER

WINTER
clothes & banks

Large
Shirts
LUNCH, DINNER & FISH

