

62 Champlain St.

(NYS Rt. 11)

Rouses Point, NY

FAMILY DOLLAR®



FOR SALE: \$800,000

CAP RATE: 8.25%

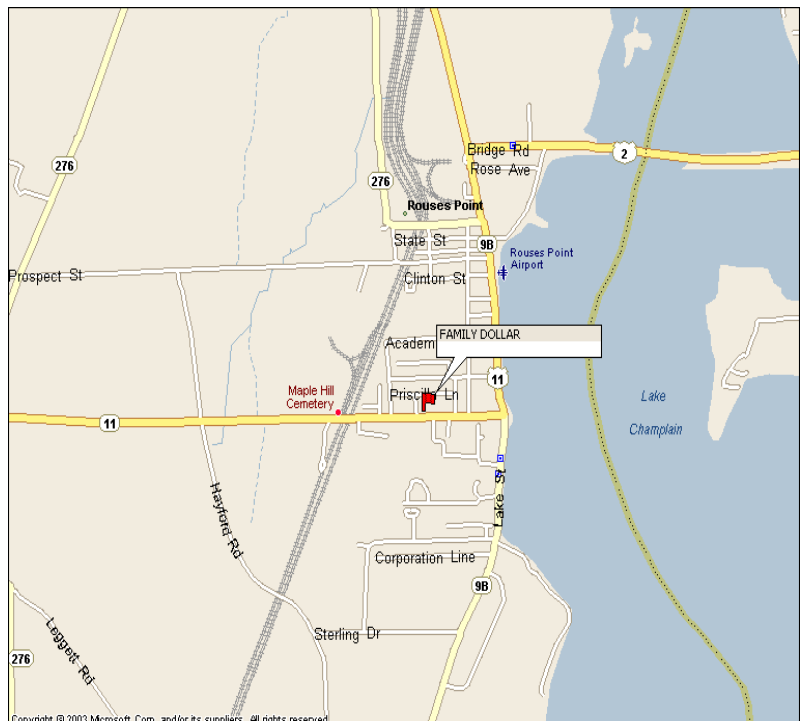
Vanguard-Fine Retail Store Leasing, LLC is pleased to offer a new free standing Family Dollar to be located in Rouses Point, New York is now available for sale. The site is in the heart of the Village of Rouses Point with retail exposure located at the intersection of Champlain Ave. and Hinson Road. The building is an 8,000 SF steel and masonry structure with parking for 40 cars on 1.3 acres of land. Family Dollar Stores is a \$6 Billion NYSE traded company. The store opened in November 2007.

For More Information:

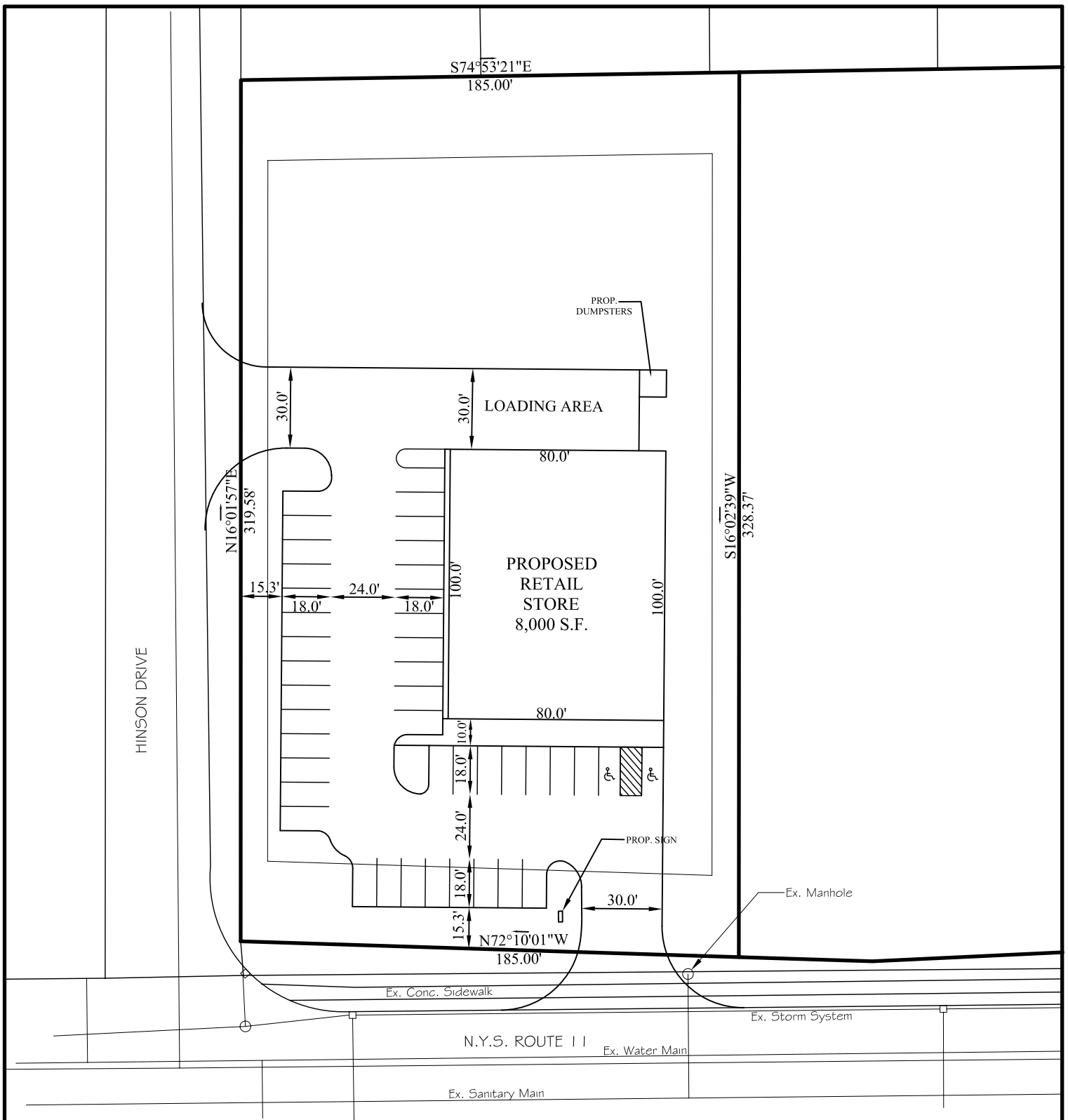


Kenneth Brownell
(518)862-0861 ext. 201

2050 Western Ave, Suite 201
Guilderland, NY 12084



This plan is for informational purposes only and no representations are made. Current conditions must be confirmed by each prospective buyer/tenant.



NOTES:

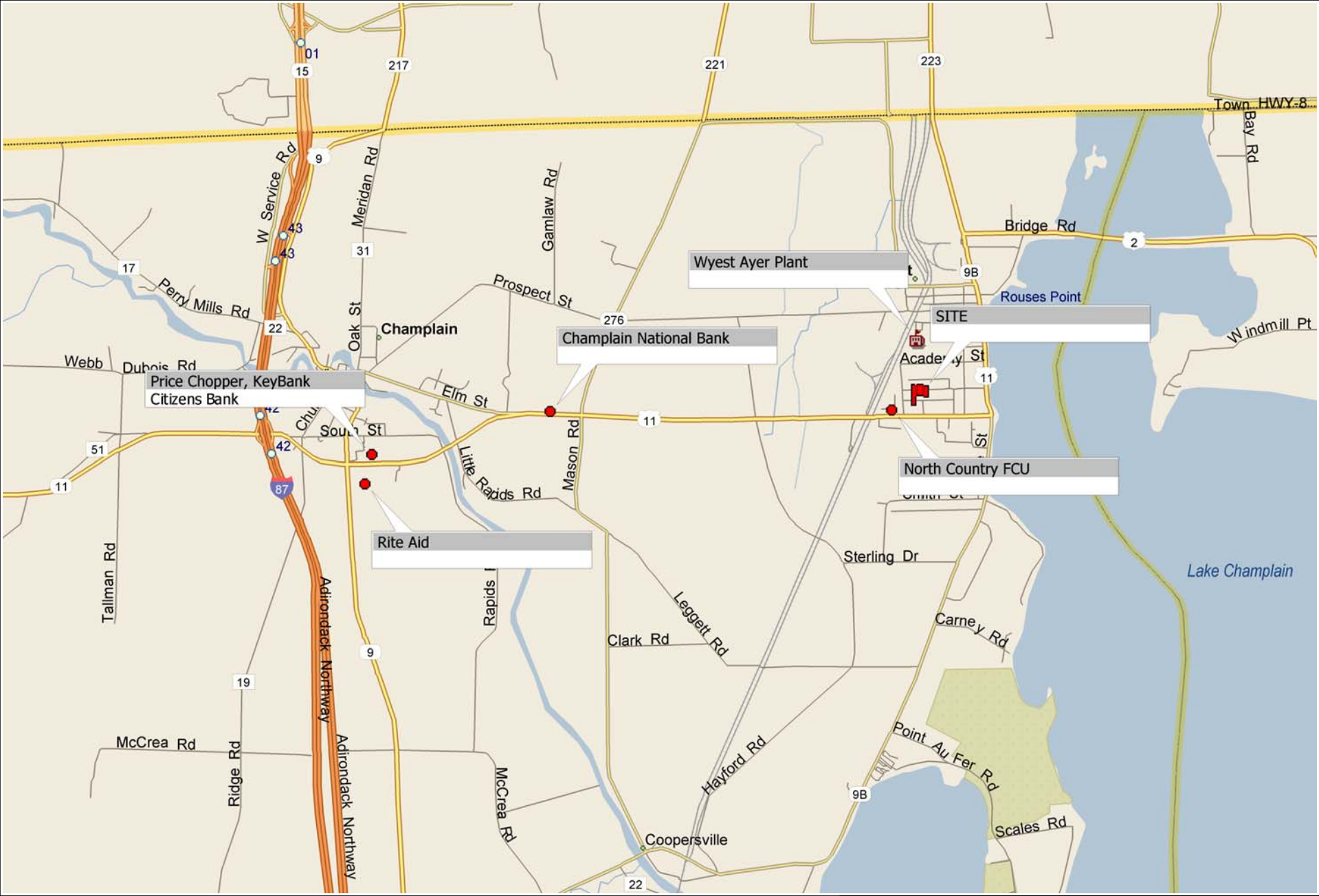
1. SURVEY INFORMATION FROM SURVEY PROVIDED BY VANGUARD-FINEIN PDF FORMAT, BY DEAN H. LASHWAY, L.S., P.C.
2. PROPOSED FAMILY DOLLAR BUILDING FROM FLOOR PLAN PROVIDED BY VANGUARD-FINE RETAIL STORE LEASING, LLC.
3. THIS PROPERTY IS ZONED COMMERCIAL-2, AND AS SUCH REQUIRES A SPECIAL USE PERMIT FOR ALL USES IN THE COMMERCIAL-2 ZONE, PRIOR TO SITE PLAN APPLICATION.

CONCEPT PLAN PROPOSED RETAIL STORE

HINSON DRIVE AT N.Y.S. ROUTE 11

	<p>PARAGON</p> <p>ENGINEERING, P.L.L.C.</p> <p>P.O. BOX 4139 QUEENSBURY, NY 12804 (518) 745-1018 paragonengineering@adelphia.net</p>	<p>SCALE: 1"=50'</p> <hr/> <p>VILLAGE OF ROUSES POINT CLINTON COUNTY, NEW YORK OCTOBER 5, 2006</p> <hr/> <p>PROJ. NO. 06-024.C1</p>
<p>CLARK R. WILKINSON, P.E. NYS P.E. LIC. NO. 080299</p>		

Rouses Point, New York



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Updated Summary Report (%)



ROUSES POINT, NEW YORK
ROUSES POINT NY

04-06-2006

Coordinates Longitude: -73.365277
Latitude: 44.993888

	3.0 Mile Ring 28.27 sq/mi	5.0 Mile Ring 78.54 sq/mi	10.0 Mile Ring 314.16 sq/mi
POPULATION			
1990 Total Population	2,884	5,435	9,966
2000 Total Population	2,838	5,557	10,889
2005 Total Population	2,929	5,794	11,548
2010 Total Population	3,005	5,968	12,197
% Population Change 1990-2000	-1.6%	2.24%	9.26%
% Population Change 2000-2005	3.21%	4.26%	6.05%
% Population Change 2005-2010	2.59%	3%	5.62%
HOUSEHOLDS			
1990 Total Households	1,158	2,153	3,806
2000 Total Households	1,209	2,331	4,395
2005 Total Households	1,258	2,437	4,658
2010 Total Households	1,318	2,552	4,996
% Households Change 1990-2000	4.4%	8.27%	15.48%
% Households Change 2000-2005	4.05%	4.55%	5.98%
% Households Change 2005-2010	4.77%	4.72%	7.26%
2005 RACE			
% 2005 White Population	97.47%	97.45%	97.38%
% 2005 Black Population	0.61%	0.5%	0.38%
% 2005 American Indian/Alaska Native	0.44%	0.64%	0.74%
% 2005 Asian/Hawaiian/Pacific Islander	0.34%	0.33%	0.31%
% 2005 Other Population (Incl 2+ Races)	1.13%	1.09%	1.18%
% 2005 Hispanic Population	1.23%	1.02%	0.78%
% 2005 Non-Hispanic Population	98.77%	98.98%	99.22%
INCOME			
2005 Per Capita Income	\$23,875	\$22,505	\$21,853
2005 Median Household Income	\$42,981	\$40,891	\$41,441
2005 Average Household Income	\$55,589	\$53,506	\$54,178
% 2005 Household Income < \$10,000	9.07%	8.3%	7.66%
% 2005 Household Income \$10,000- \$14,999	8.27%	9.77%	8.91%
% 2005 Household Income \$15,000- \$19,999	7.24%	8.09%	8.61%

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% 2005 Household Income \$20,000-\$24,999	4.46%	5.79%	6.48%
% 2005 Household Income \$25,000-\$29,999	6.6%	5.95%	5.49%
% 2005 Household Income \$30,000-\$34,999	4.61%	5.3%	6.01%
% 2005 Household Income \$35,000-\$39,999	5.81%	5.75%	5.34%
% 2005 Household Income \$40,000-\$44,999	6.6%	5.87%	5.17%
% 2005 Household Income \$45,000-\$49,999	6.6%	6.16%	6.18%
% 2005 Household Income \$50,000-\$59,999	9.07%	8.91%	9.32%
% 2005 Household Income \$60,000-\$74,999	13.44%	11.91%	12.34%
% 2005 Household Income \$75,000-\$99,999	10.18%	10.84%	11.1%
% 2005 Household Income \$100,000-\$124,999	3.42%	3.24%	3.18%
% 2005 Household Income \$125,000-\$149,999	2.47%	2.05%	1.76%
% 2005 Household Income \$150,000-\$199,999	0.95%	0.78%	0.94%
% 2005 Household Income \$200,000-\$249,999	0.08%	0.12%	0.24%
% 2005 Household Income \$250,000-\$499,999	1.11%	1.15%	1.27%
% 2005 Household Income \$500,000+	0%	0%	0%
2005 Average Household Size	2.3	2.4	2.5
% 2005 Total Owner Occupied Housing Units	64.5%	68.94%	75.81%
% 2005 Total Renter Occupied Housing Units	35.5%	31.06%	24.19%
2005 Total Daytime Population	3,219	6,015	10,457
2005 Total Daytime Work Population	1,651	3,095	5,008

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	3.0 Mile Ring 28.27 sq/mi	5.0 Mile Ring 78.54 sq/mi	10.0 Mile Ring 314.16 sq/mi
2005 Total Establishments	151	293	487

Location Report: Traffic Counts

Within 10.0 mile radius



Site: ROUSES POINT, NEW YORK

ROUSES POINT, NY

04-06-2006

Site Coordinates Longitude: -73.365277

Latitude: 44.993888

1.	Lake St State St 6150, AADT, 1997	Distance Direction	0.03 North-East
2.	Pratt St Maple St 1700, AADT, 1997	Distance Direction	0.07 North-West
3.	Lake St Barnes St 5800, AADT, 1997	Distance Direction	0.35 North
4.	Church St Pratt St 320, AADT, 1997	Distance Direction	0.48 West
5.	Champlain St Lake St 7250, AADT, 1997	Distance Direction	0.77 South
6.	State Highway 9B Myers Rd 2750, AADT, 1997	Distance Direction	0.81 South
7.	Bridge Rd 4900, AADT, 1997	Distance Direction	0.86 North-East
8.	United States Highway 11 Academy St 720, AADT, 1997	Distance Direction	1.12 North
9.	United States Highway 2 Line Rd 4800, AADT, 2001	Distance Direction	1.76 East
10.	State Highway 276 Prospect Hills Rd 700, AADT, 1997	Distance Direction	2.01 North-West
11.	State Highway 276 Prospect Hills Rd 2650, AADT, 1997	Distance Direction	2.31 West
12.	United States Highway 11 Little Rapids Rd 9800, AADT, 1997	Distance Direction	2.65 West
13.	United States Highway 2 Border Rd 4100, AADT, 2002	Distance Direction	3.07 East
14.	United States Highway 11 Little Rapids Rd 9600, AADT, 1997	Distance Direction	3.11 West

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Within 10.0 mile radius



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15.	United States Highway 2 Blair Rd 5700, ADT, 1992	Distance Direction	3.41 East
16.	United States Highway 2 Jarvis Ave 5000, ADT, 1990	Distance Direction	3.42 South-East
17.	Border Rd United States Highway 2 280, ADT, 2003	Distance Direction	3.43 East
18.	Border Rd United States Highway 2 280, AADT, 2003	Distance Direction	3.46 East
19.	West Shore Rd State Route 129 1000, AADT, 2003	Distance Direction	3.67 South-East
20.	Maple St Butternut St 1000, AADT, 1997	Distance Direction	3.88 West
21.	Chestnut St Oak St 60, AADT, 1997	Distance Direction	3.9 West
22.	Oak St Chestnut St 2000, AADT, 1997	Distance Direction	3.92 West
23.	Oak St Elm St 2400, AADT, 1997	Distance Direction	3.95 West
24.	Main St Maiden Ln 3300, AADT, 1997	Distance Direction	3.97 West
25.	United States Highway 9 State Highway 9B 2200, AADT, 1997	Distance Direction	4.13 West