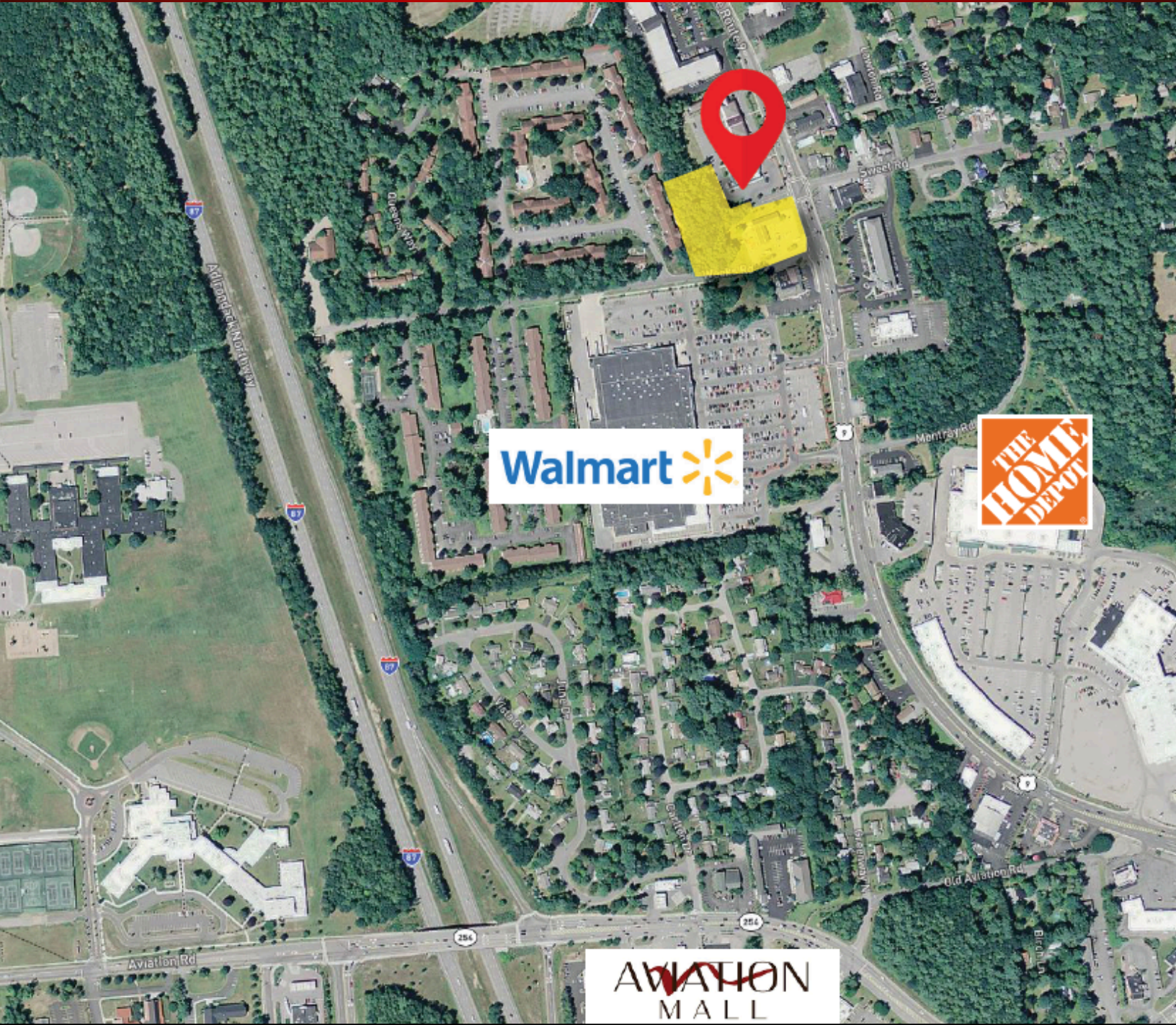


FOR SALE - \$1,200,000

919 Route 9, Queensbury, New York 12804



2.01 +/- Acre corner lot with Rt. 9 visibility adjacent to Walmart and the regional shopping area for a large trade area. Commercial Intensive zoning allows for a wide variety of uses including retail, office, food, banking, medical, day care center, vet clinic, etc. Property has a former car wash building on it. The property can be delivered “as is” or with the building demolished. Property is available For Sale or a long term Land Lease.

James “Jay” Verro, CCIM | Associate Broker

518 369 5048 | 518 465 1400 ext. 214 | jverro@ccim.net



FOR SALE - \$1,200,000

919 Route 9, Queensbury, New York 12804



BUILDING INFORMATION

POTENTIAL USES:

Building SF: 4,524 SF
Available SF: 4,524 SF
Zoning: Commerical Intensive CI
Parcel: 2.01 Acres
Parking: 20 Private
Ceiling Height: 10 ft
Stories: 1
Water: Municipal
Construction: Frame
Roof: Shingle
Condition: Average
Age: 1984

Restaurant, Land, Motel, Office/
Retail, Office, House of Worship,
Retail Shopping Center, Medical/
Dental, School Building, Car
Wash, Automotive Sales.



For more information, contact:

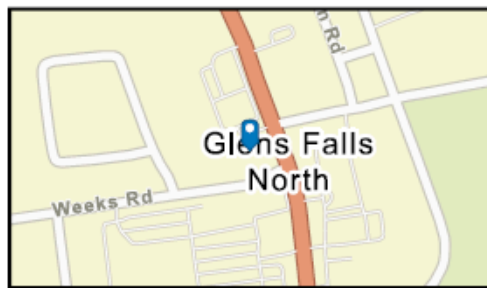
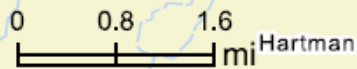
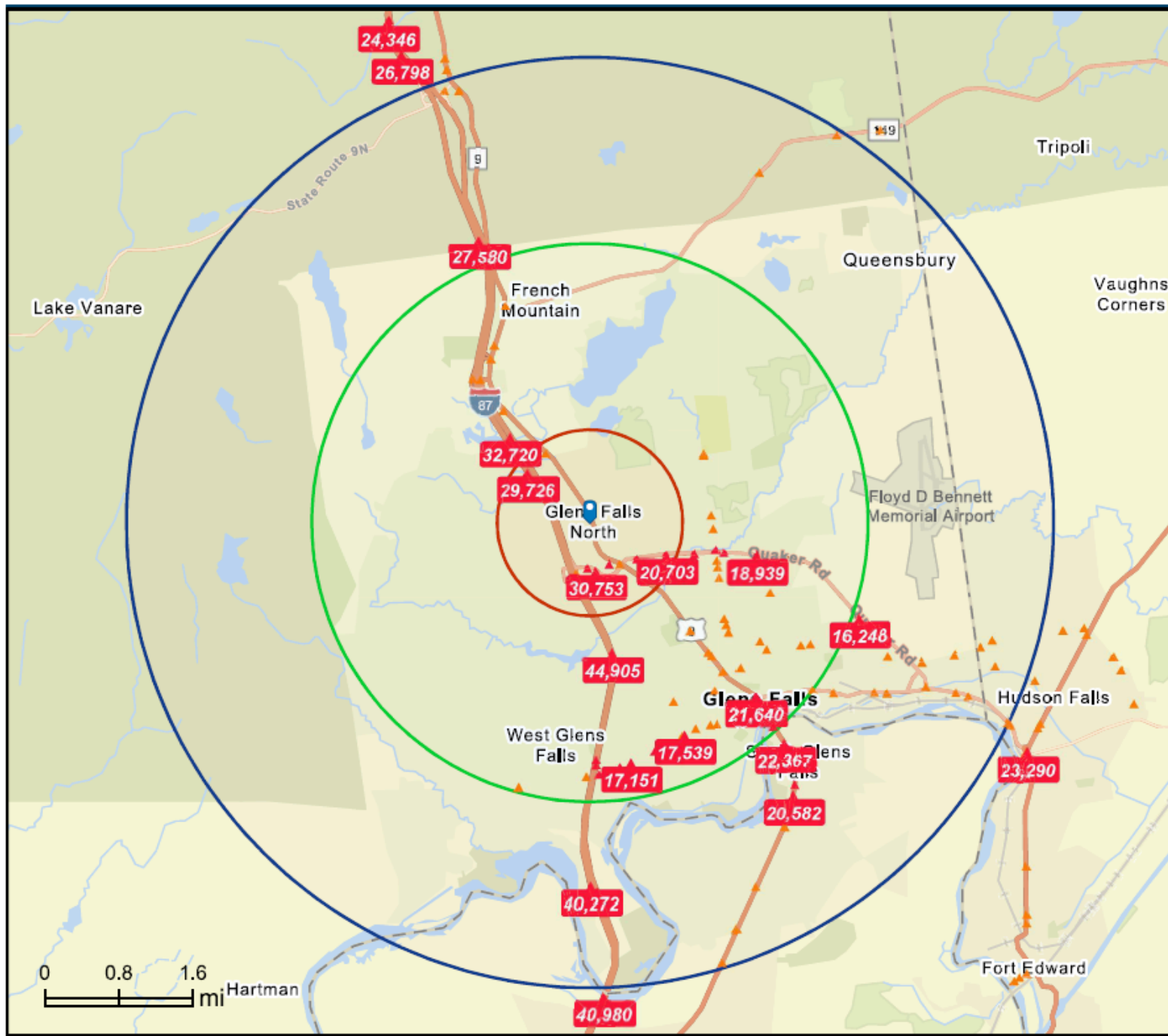
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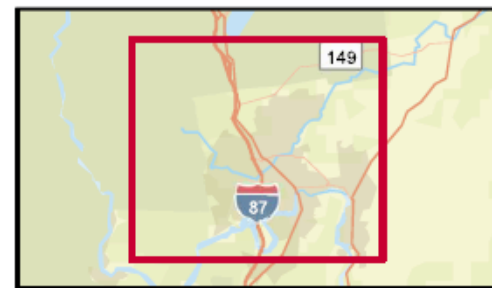


919 State Route 9, Queensbury, New York, 12804
 Rings: 1, 3, 5 mile radii

Prepared by: Jay Verro, CCIM
 Latitude: 43.33679
 Longitude: -73.67985



- Average Daily Traffic Volume**
- ▲ Up to 6,000 vehicles per day
 - ▲ 6,001 - 15,000
 - ▲ 15,001 - 30,000
 - ▲ 30,001 - 50,000
 - ▲ 50,001 - 100,000
 - ▲ More than 100,000 per day



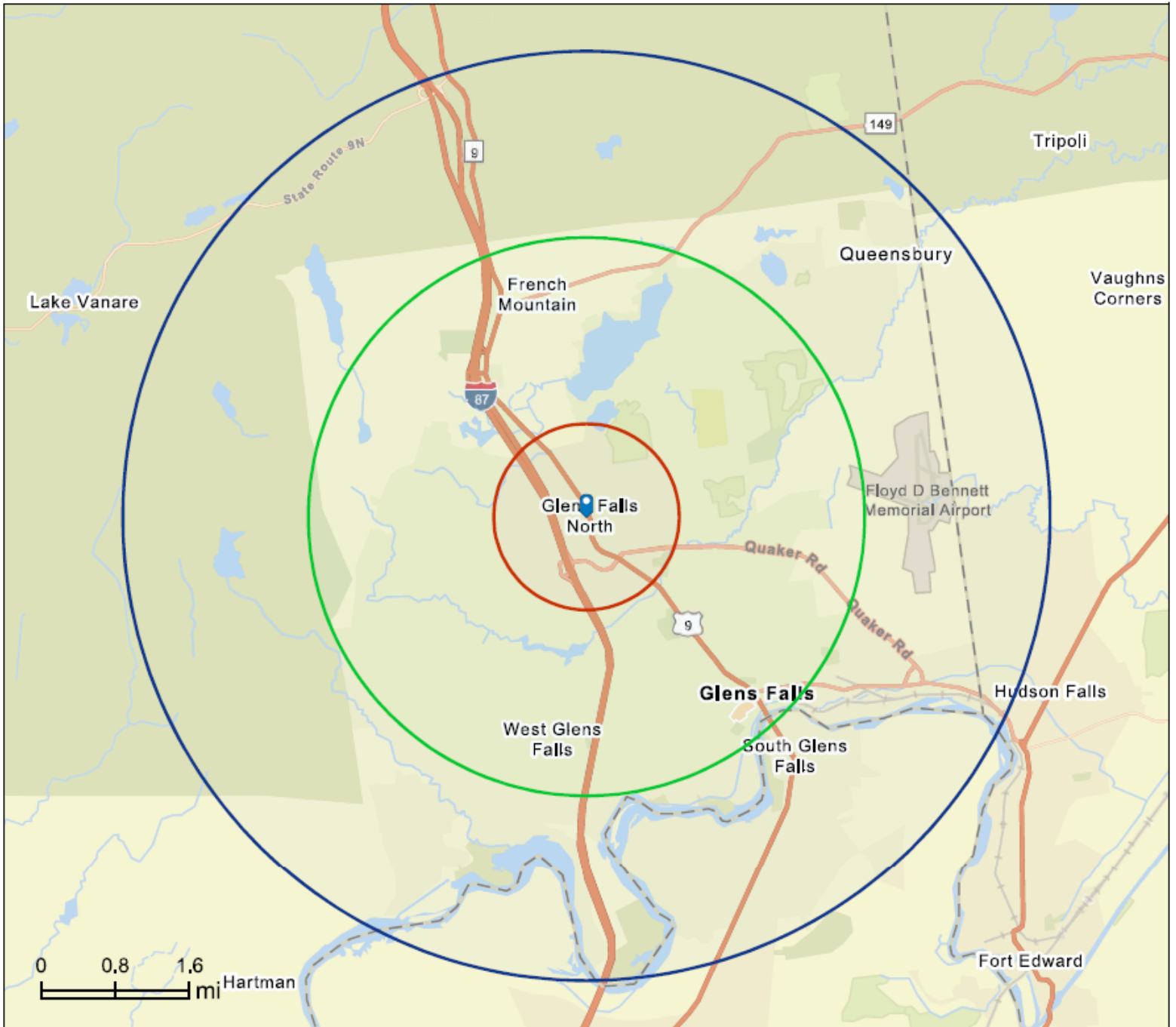
Source: ©2025 Kalibrate Technologies (Q1 2025).

September 25, 2025

Site Details Map

919 State Route 9, Queensbury, New York, 12804
Rings: 1, 3, 5 mile radii

Prepared by: Jay Verro, CCIM
Latitude: 43.33679
Longitude: -73.67985



This site is located in:

- City:** Queensbury
- County:** Warren County
- State:** New York
- ZIP Code:** 12804
- Census Tract:** 36113070701
- Census Block Group:** 361130707013
- CBSA:** Glens Falls, NY Metropolitan Statistical Area

Community Profile

919 State Route 9, Queensbury, New York, 12804
 Rings: 1, 3, 5 mile radii

Prepared by: Jay Verro, CCIM
 Latitude: 43.33679
 Longitude: -73.67985

	1 mile	3 miles	5 miles
Population Summary			
2010 Total Population	2,806	34,006	52,066
2020 Total Population	3,226	35,198	54,609
2020 Group Quarters	16	787	1,043
2025 Total Population	3,458	34,823	54,676
2025 Group Quarters	17	793	1,036
2030 Total Population	3,530	35,002	55,112
2025-2030 Annual Rate	0.41%	0.10%	0.16%
2025 Total Daytime Population	4,681	39,269	56,459
Workers	3,053	22,641	30,831
Residents	1,628	16,628	25,628
Household Summary			
2010 Households	1,375	14,660	22,046
2010 Average Household Size	2.04	2.28	2.33
2020 Total Households	1,638	15,736	23,938
2020 Average Household Size	1.96	2.19	2.24
2025 Households	1,847	16,287	24,985
2025 Average Household Size	1.86	2.09	2.15
2030 Households	1,919	16,766	25,761
2030 Average Household Size	1.83	2.04	2.10
2025-2030 Annual Rate	0.77%	0.58%	0.61%
2010 Families	808	8,932	13,780
2010 Average Family Size	2.62	2.87	2.90
2025 Families	1,000	9,141	14,456
2025 Average Family Size	2.53	2.70	2.73
2030 Families	1,035	9,342	14,807
2030 Average Family Size	2.49	2.64	2.68
2025-2030 Annual Rate	0.69%	0.44%	0.48%
Housing Unit Summary			
2000 Housing Units	1,487	14,300	21,099
Owner Occupied Housing Units	53.5%	57.6%	61.6%
Renter Occupied Housing Units	41.5%	35.2%	31.7%
Vacant Housing Units	5.0%	7.2%	6.7%
2010 Housing Units	1,485	15,857	23,680
Owner Occupied Housing Units	53.7%	57.3%	60.2%
Renter Occupied Housing Units	38.9%	35.2%	32.9%
Vacant Housing Units	7.4%	7.5%	6.9%
2020 Housing Units	1,784	17,388	26,136
Owner Occupied Housing Units	46.8%	53.5%	56.1%
Renter Occupied Housing Units	45.0%	37.0%	35.5%
Vacant Housing Units	7.5%	9.4%	8.7%
2025 Housing Units	2,024	18,287	27,635
Owner Occupied Housing Units	48.3%	53.0%	55.5%
Renter Occupied Housing Units	42.9%	36.1%	34.9%
Vacant Housing Units	8.7%	10.9%	9.6%
2030 Housing Units	2,108	18,869	28,540
Owner Occupied Housing Units	49.6%	53.9%	56.4%
Renter Occupied Housing Units	41.4%	34.9%	33.9%
Vacant Housing Units	9.0%	11.1%	9.7%

Data Note: Household population includes persons not residing in group quarters. Average Household Size is the household population divided by total households. Persons in families include the householder and persons related to the householder by birth, marriage, or adoption. Per Capita Income represents the income received by all persons aged 15 years and over divided by the total population.

Source: Esri forecasts for 2025 and 2030, U.S. Census Bureau 2000 and 2010 decennial Census data converted by Esri into 2020 geography.

Community Profile

919 State Route 9, Queensbury, New York, 12804
 Rings: 1, 3, 5 mile radii

Prepared by: Jay Verro, CCIM
 Latitude: 43.33679
 Longitude: -73.67985

	1 mile	3 miles	5 miles
2025 Households by Income			
Household Income Base	1,847	16,287	24,985
<\$15,000	8.0%	6.9%	6.6%
\$15,000 - \$24,999	3.7%	6.1%	6.0%
\$25,000 - \$34,999	11.9%	10.7%	8.7%
\$35,000 - \$49,999	14.4%	9.7%	10.2%
\$50,000 - \$74,999	13.2%	17.3%	17.5%
\$75,000 - \$99,999	16.4%	12.3%	13.2%
\$100,000 - \$149,999	17.4%	19.4%	19.9%
\$150,000 - \$199,999	4.1%	8.9%	8.7%
\$200,000+	11.0%	8.5%	9.1%
Average Household Income	\$100,835	\$96,608	\$99,764
2030 Households by Income			
Household Income Base	1,919	16,766	25,761
<\$15,000	7.8%	6.6%	6.2%
\$15,000 - \$24,999	3.1%	5.3%	5.2%
\$25,000 - \$34,999	10.9%	9.7%	7.8%
\$35,000 - \$49,999	13.6%	9.2%	9.6%
\$50,000 - \$74,999	12.6%	16.7%	16.7%
\$75,000 - \$99,999	15.9%	12.2%	13.1%
\$100,000 - \$149,999	17.8%	20.0%	20.5%
\$150,000 - \$199,999	4.6%	9.8%	9.6%
\$200,000+	13.7%	10.6%	11.3%
Average Household Income	\$110,385	\$104,292	\$108,003
2025 Owner Occupied Housing Units by Value			
Total	978	9,692	15,333
<\$50,000	4.2%	3.5%	3.9%
\$50,000 - \$99,999	1.2%	2.8%	2.4%
\$100,000 - \$149,999	2.1%	5.1%	6.2%
\$150,000 - \$199,999	12.9%	14.0%	15.1%
\$200,000 - \$249,999	8.4%	14.9%	17.4%
\$250,000 - \$299,999	22.9%	17.4%	15.3%
\$300,000 - \$399,999	24.7%	19.0%	18.1%
\$400,000 - \$499,999	8.7%	12.0%	11.0%
\$500,000 - \$749,999	8.6%	7.1%	6.4%
\$750,000 - \$999,999	0.9%	1.9%	1.7%
\$1,000,000 - \$1,499,999	4.4%	1.6%	1.3%
\$1,500,000 - \$1,999,999	0.1%	0.1%	0.5%
\$2,000,000 +	1.0%	0.8%	0.6%
Average Home Value	\$376,343	\$334,633	\$325,347
2030 Owner Occupied Housing Units by Value			
Total	1,046	10,179	16,090
<\$50,000	3.7%	3.7%	4.1%
\$50,000 - \$99,999	0.6%	1.9%	1.6%
\$100,000 - \$149,999	1.1%	3.2%	3.9%
\$150,000 - \$199,999	9.9%	11.3%	12.3%
\$200,000 - \$249,999	7.6%	13.5%	16.5%
\$250,000 - \$299,999	20.7%	15.8%	14.0%
\$300,000 - \$399,999	23.4%	17.9%	17.4%
\$400,000 - \$499,999	7.9%	12.8%	11.8%
\$500,000 - \$749,999	12.0%	11.1%	10.1%
\$750,000 - \$999,999	2.1%	4.0%	3.5%
\$1,000,000 - \$1,499,999	8.7%	3.4%	2.7%
\$1,500,000 - \$1,999,999	0.2%	0.1%	1.1%
\$2,000,000 +	2.0%	1.4%	1.1%
Average Home Value	\$462,986	\$400,915	\$389,483

Data Note: Income represents the preceding year, expressed in current dollars. Household income includes wage and salary earnings, interest dividends, net rents, pensions, SSI and welfare payments, child support, and alimony.

Source: Esri forecasts for 2025 and 2030. U.S. Census Bureau 2000 and 2010 decennial Census data converted by Esri into 2020 geography.

Community Profile

919 State Route 9, Queensbury, New York, 12804
Rings: 1, 3, 5 mile radii

Prepared by: Jay Verro, CCIM

Latitude: 43.33679

Longitude: -73.67985

	1 mile	3 miles	5 miles
Median Household Income			
2025	\$71,909	\$73,616	\$76,339
2030	\$77,418	\$79,289	\$82,099
Median Home Value			
2025	\$296,540	\$278,060	\$266,432
2030	\$327,347	\$303,960	\$291,952
Per Capita Income			
2025	\$49,292	\$45,117	\$45,589
2030	\$54,482	\$49,871	\$50,475
Median Age			
2010	47.5	42.0	41.7
2020	47.9	44.2	43.9
2025	48.4	44.5	44.3
2030	49.2	45.6	45.4
2020 Population by Age			
Total	3,226	35,198	54,609
0 - 4	4.2%	4.7%	4.7%
5 - 9	5.6%	5.2%	5.3%
10 - 14	5.4%	5.5%	5.5%
15 - 24	9.3%	10.9%	11.1%
25 - 34	10.9%	12.9%	12.7%
35 - 44	11.2%	11.7%	11.8%
45 - 54	12.8%	13.0%	13.3%
55 - 64	15.7%	15.0%	15.2%
65 - 74	13.4%	12.4%	11.9%
75 - 84	8.2%	6.1%	5.9%
85 +	3.5%	2.6%	2.5%
18 +	82.0%	81.0%	80.8%
2025 Population by Age			
Total	3,458	34,822	54,675
0 - 4	4.2%	4.6%	4.6%
5 - 9	4.4%	4.8%	4.9%
10 - 14	5.6%	5.2%	5.3%
15 - 24	9.8%	11.0%	11.0%
25 - 34	10.2%	12.1%	12.1%
35 - 44	12.3%	12.8%	12.9%
45 - 54	11.3%	11.7%	11.9%
55 - 64	14.1%	14.2%	14.4%
65 - 74	14.3%	13.0%	12.7%
75 - 84	10.3%	7.8%	7.5%
85 +	3.5%	2.7%	2.6%
18 +	82.5%	82.1%	81.8%
2030 Population by Age			
Total	3,528	35,004	55,112
0 - 4	4.1%	4.5%	4.5%
5 - 9	4.2%	4.5%	4.6%
10 - 14	4.5%	4.8%	4.9%
15 - 24	10.6%	10.6%	10.6%
25 - 34	9.8%	11.8%	11.8%
35 - 44	11.4%	12.9%	13.1%
45 - 54	11.8%	12.1%	12.2%
55 - 64	12.9%	12.7%	12.8%
65 - 74	14.6%	13.3%	13.3%
75 - 84	11.3%	9.2%	8.9%
85 +	4.9%	3.4%	3.2%
18 +	84.0%	83.0%	82.8%

Source: Esri forecasts for 2025 and 2030. U.S. Census Bureau 2000 and 2010 decennial Census data converted by Esri into 2020 geography.

September 25, 2025

Community Profile

919 State Route 9, Queensbury, New York, 12804
 Rings: 1, 3, 5 mile radii

Prepared by: Jay Verro, CCIM
 Latitude: 43.33679
 Longitude: -73.67985

	1 mile	3 miles	5 miles
2020 Population by Sex			
Males	1,507	17,019	26,481
Females	1,719	18,179	28,128
2025 Population by Sex			
Males	1,649	17,042	26,827
Females	1,809	17,781	27,849
2030 Population by Sex			
Males	1,685	17,064	26,937
Females	1,845	17,938	28,175
2010 Population by Race/Ethnicity			
Total	2,805	34,006	52,067
White Alone	96.0%	95.7%	96.2%
Black Alone	1.0%	1.3%	1.1%
American Indian Alone	0.2%	0.2%	0.2%
Asian Alone	1.4%	0.9%	0.7%
Pacific Islander Alone	0.1%	0.0%	0.0%
Some Other Race Alone	0.3%	0.3%	0.4%
Two or More Races	0.9%	1.6%	1.4%
Hispanic Origin	2.0%	1.9%	1.9%
Diversity Index	11.4	11.9	11.0
2020 Population by Race/Ethnicity			
Total	3,226	35,198	54,609
White Alone	90.4%	90.0%	90.3%
Black Alone	0.8%	1.6%	1.5%
American Indian Alone	0.2%	0.3%	0.3%
Asian Alone	2.5%	1.5%	1.3%
Pacific Islander Alone	0.0%	0.0%	0.0%
Some Other Race Alone	1.0%	0.9%	0.8%
Two or More Races	5.0%	5.8%	5.8%
Hispanic Origin	3.0%	3.1%	2.9%
Diversity Index	22.6	23.5	22.7
2025 Population by Race/Ethnicity			
Total	3,457	34,822	54,676
White Alone	89.5%	89.1%	89.5%
Black Alone	1.0%	1.9%	1.8%
American Indian Alone	0.3%	0.3%	0.3%
Asian Alone	2.6%	1.5%	1.3%
Pacific Islander Alone	0.0%	0.0%	0.0%
Some Other Race Alone	1.0%	1.0%	0.9%
Two or More Races	5.5%	6.1%	6.1%
Hispanic Origin	3.3%	3.5%	3.3%
Diversity Index	24.7	25.5	24.5
2030 Population by Race/Ethnicity			
Total	3,529	35,001	55,110
White Alone	88.6%	88.2%	88.6%
Black Alone	1.0%	2.1%	1.9%
American Indian Alone	0.3%	0.3%	0.3%
Asian Alone	2.9%	1.7%	1.5%
Pacific Islander Alone	0.0%	0.0%	0.0%
Some Other Race Alone	1.1%	1.0%	1.0%
Two or More Races	6.1%	6.7%	6.7%
Hispanic Origin	3.7%	3.8%	3.6%
Diversity Index	26.7	27.5	26.5

Data Note: Persons of Hispanic Origin may be of any race. The Diversity Index measures the probability that two people from the same area will be from different race/ethnic groups.

Source: Esri forecasts for 2025 and 2030, U.S. Census Bureau 2000 and 2010 decennial Census data converted by Esri into 2020 geography.

Community Profile

919 State Route 9, Queensbury, New York, 12804
Rings: 1, 3, 5 mile radii

Prepared by: Jay Verro, CCIM
Latitude: 43.33679
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	1 mile	3 miles	5 miles
2020 Population by Relationship and Household Type			
Total	3,226	35,198	54,609
In Households	99.5%	97.8%	98.1%
Householder	48.8%	44.3%	43.6%
Opposite-Sex Spouse	18.8%	17.9%	18.2%
Same-Sex Spouse	0.1%	0.2%	0.2%
Opposite-Sex Unmarried Partner	2.7%	4.1%	4.1%
Same-Sex Unmarried Partner	0.1%	0.2%	0.2%
Biological Child	23.2%	23.1%	23.6%
Adopted Child	0.4%	0.5%	0.5%
Stepchild	1.2%	1.2%	1.3%
Grandchild	0.9%	1.4%	1.5%
Brother or Sister	0.6%	0.7%	0.8%
Parent	0.5%	0.7%	0.7%
Parent-in-law	0.1%	0.2%	0.2%
Son-in-law or Daughter-in-law	0.1%	0.2%	0.2%
Other Relatives	0.5%	0.6%	0.6%
Foster Child	0.0%	0.0%	0.0%
Other Nonrelatives	1.6%	2.4%	2.4%
In Group Quarters	0.5%	2.2%	1.9%
Institutionalized	0.0%	0.8%	0.7%
Noninstitutionalized	0.5%	1.5%	1.2%
2025 Population 25+ by Educational Attainment			
Total	2,627	25,896	40,548
Less than 9th Grade	0.1%	2.2%	2.1%
9th - 12th Grade, No Diploma	4.8%	4.2%	4.9%
High School Graduate	20.9%	20.4%	21.5%
GED/Alternative Credential	3.3%	5.1%	6.1%
Some College, No Degree	18.4%	15.0%	15.8%
Associate Degree	12.9%	14.4%	13.8%
Bachelor's Degree	24.7%	21.4%	19.8%
Graduate/Professional Degree	14.8%	17.3%	16.0%
2025 Population 15+ by Marital Status			
Total	2,966	29,741	46,580
Never Married	21.0%	29.4%	30.7%
Married	63.3%	53.0%	51.6%
Widowed	5.1%	5.8%	6.4%
Divorced	10.6%	11.8%	11.3%
2025 Civilian Population 16+ in Labor Force			
Civilian Population 16+	1,889	18,935	30,472
Population 16+ Employed	96.9%	96.5%	95.9%
Population 16+ Unemployment rate	3.1%	3.5%	4.1%
Population 16-24 Employed	11.6%	13.2%	13.5%
Population 16-24 Unemployment rate	11.7%	9.0%	9.0%
Population 25-54 Employed	55.7%	59.2%	58.6%
Population 25-54 Unemployment rate	1.1%	2.0%	3.0%
Population 55-64 Employed	20.2%	18.1%	18.7%
Population 55-64 Unemployment rate	1.6%	3.8%	3.3%
Population 65+ Employed	12.5%	9.4%	9.2%
Population 65+ Unemployment rate	5.8%	4.0%	5.1%

Source: Esri forecasts for 2025 and 2030. U.S. Census Bureau 2000 and 2010 decennial Census data converted by Esri into 2020 geography.

September 25, 2025

Community Profile

919 State Route 9, Queensbury, New York, 12804
Rings: 1, 3, 5 mile radii

Prepared by: Jay Verro, CCIM

Latitude: 43.33679

Longitude: -73.67985

	1 mile	3 miles	5 miles
2025 Employed Population 16+ by Industry			
Total	1,830	18,272	29,226
Agriculture/Mining	0.3%	0.1%	0.3%
Construction	5.2%	6.1%	5.9%
Manufacturing	5.4%	8.7%	9.0%
Wholesale Trade	1.3%	1.0%	1.1%
Retail Trade	15.5%	11.9%	12.2%
Transportation/Utilities	2.1%	3.6%	3.5%
Information	1.0%	0.6%	0.9%
Finance/Insurance/Real Estate	5.9%	6.4%	5.6%
Services	52.1%	53.0%	53.9%
Public Administration	11.1%	8.4%	7.5%
2025 Employed Population 16+ by Occupation			
Total	1,828	18,271	29,226
White Collar	69.8%	66.3%	63.6%
Management/Business/Financial	16.9%	15.8%	15.5%
Professional	29.6%	31.3%	28.8%
Sales	13.4%	9.4%	9.6%
Administrative Support	9.9%	9.8%	9.7%
Services	13.3%	17.3%	18.5%
Blue Collar	16.8%	16.3%	17.9%
Farming/Forestry/Fishing	0.0%	0.0%	0.0%
Construction/Extraction	6.4%	4.0%	4.5%
Installation/Maintenance/Repair	0.2%	1.2%	1.8%
Production	2.6%	3.5%	3.9%
Transportation/Material Moving	7.6%	7.6%	7.8%
2020 Households by Type			
Total	1,638	15,736	23,938
Married Couple Households	38.9%	40.8%	42.0%
With Own Children <18	11.3%	13.1%	13.5%
Without Own Children <18	27.7%	27.7%	28.5%
Cohabiting Couple Households	6.2%	9.6%	9.9%
With Own Children <18	2.0%	3.1%	3.2%
Without Own Children <18	4.1%	6.5%	6.7%
Male Householder, No Spouse/Partner	18.5%	19.4%	19.0%
Living Alone	14.2%	14.8%	14.1%
65 Years and over	5.3%	4.5%	4.5%
With Own Children <18	0.9%	1.3%	1.5%
Without Own Children <18, With Relatives	2.1%	2.2%	2.3%
No Relatives Present	1.2%	1.1%	1.0%
Female Householder, No Spouse/Partner	36.4%	30.2%	29.1%
Living Alone	25.0%	19.5%	18.4%
65 Years and over	15.3%	10.2%	9.9%
With Own Children <18	5.3%	4.6%	4.4%
Without Own Children <18, With Relatives	5.1%	5.1%	5.3%
No Relatives Present	1.0%	0.9%	0.9%
2020 Households by Size			
Total	1,638	15,736	23,938
1 Person Household	39.2%	34.4%	32.6%
2 Person Household	35.7%	35.0%	35.4%
3 Person Household	12.6%	14.5%	15.1%
4 Person Household	7.9%	10.2%	10.8%
5 Person Household	3.2%	4.0%	4.3%
6 Person Household	1.1%	1.2%	1.2%
7 + Person Household	0.2%	0.7%	0.7%

Source: Esri forecasts for 2025 and 2030. U.S. Census Bureau 2000 and 2010 decennial Census data converted by Esri into 2020 geography.

September 25, 2025

Community Profile

919 State Route 9, Queensbury, New York, 12804
Rings: 1, 3, 5 mile radii

Prepared by: Jay Verro, CCIM
Latitude: 43.33679
Longitude: -73.67985

	1 mile	3 miles	5 miles
2020 Households by Tenure and Mortgage Status			
Total	1,638	15,736	23,938
Owner Occupied	51.0%	59.1%	61.2%
Owned with a Mortgage/Loan	33.3%	38.7%	40.6%
Owned Free and Clear	17.7%	20.3%	20.6%
Renter Occupied	49.0%	40.9%	38.8%
2025 Affordability, Mortgage and Wealth			
Housing Affordability Index	87	94	101
Percent of Income for Mortgage	25.8%	23.6%	21.8%
Wealth Index	84	81	84
2020 Housing Units By Urban/ Rural Status			
Total	1,784	17,388	26,136
Urban Housing Units	100.0%	96.6%	93.7%
Rural Housing Units	0.0%	3.4%	6.3%
2020 Population By Urban/ Rural Status			
Total	3,226	35,198	54,609
Urban Population	100.0%	96.9%	93.3%
Rural Population	0.0%	3.1%	6.7%

Data Note: Households with children include any households with people under age 18, related or not. Multigenerational households are families with 3 or more parent-child relationships. Unmarried partner households are usually classified as nonfamily households unless there is another member of the household related to the householder. Multigenerational and unmarried partner households are reported only to the tract level. Esri estimated block group data, which is used to estimate polygons or non-standard geography.

Source: Esri forecasts for 2025 and 2030. U.S. Census Bureau 2000 and 2010 decennial Census data converted by Esri into 2020 geography.

Community Profile

919 State Route 9, Queensbury, New York, 12804
Rings: 1, 3, 5 mile radii

Prepared by: Jay Verro, CCIM

Latitude: 43.33679

Longitude: -73.67985

	1 mile	3 miles	5 miles
Top 3 Tapestry Segments			
1.	Retirement Communities (J3)	Loyal Locals (K3)	Loyal Locals (K3)
2.	Loyal Locals (K3)	Legacy Hills (K1)	Legacy Hills (K1)
3.	Legacy Hills (K1)	City Greens (K6)	Single Thrifties (C1)
2025 Consumer Spending			
Apparel & Services: Total \$	\$3,850,920	\$32,905,354	\$52,253,159
Average Spent	\$2,084.96	\$2,020.34	\$2,091.38
Spending Potential Index	85	83	85
Education: Total \$	\$2,925,979	\$24,565,735	\$39,117,042
Average Spent	\$1,584.18	\$1,508.30	\$1,565.62
Spending Potential Index	89	85	88
Entertainment/Recreation: Total \$	\$6,692,947	\$57,155,033	\$90,357,669
Average Spent	\$3,623.69	\$3,509.24	\$3,616.48
Spending Potential Index	88	85	88
Food at Home: Total \$	\$12,125,206	\$103,294,074	\$163,222,780
Average Spent	\$6,564.81	\$6,342.12	\$6,532.83
Spending Potential Index	88	85	88
Food Away from Home: Total \$	\$6,399,247	\$54,556,463	\$86,534,680
Average Spent	\$3,464.67	\$3,349.69	\$3,463.47
Spending Potential Index	84	81	84
Health Care: Total \$	\$13,173,961	\$111,769,042	\$176,154,621
Average Spent	\$7,132.63	\$6,862.47	\$7,050.42
Spending Potential Index	92	89	91
HH Furnishings & Equipment: Total \$	\$4,682,080	\$39,967,721	\$63,314,119
Average Spent	\$2,534.96	\$2,453.96	\$2,534.09
Spending Potential Index	87	84	87
Personal Care Products & Services: Total \$	\$1,687,364	\$14,227,158	\$22,563,041
Average Spent	\$913.57	\$873.53	\$903.06
Spending Potential Index	87	83	86
Shelter: Total \$	\$42,566,289	\$356,523,902	\$563,400,898
Average Spent	\$23,046.18	\$21,890.09	\$22,549.57
Spending Potential Index	87	82	85
Support Payments/Cash Contributions/Gifts in Kind: Total \$	\$5,512,484	\$46,103,712	\$72,562,934
Average Spent	\$2,984.56	\$2,830.71	\$2,904.26
Spending Potential Index	90	86	88
Travel: Total \$	\$5,810,641	\$48,449,848	\$76,713,377
Average Spent	\$3,145.99	\$2,974.76	\$3,070.38
Spending Potential Index	87	82	85
Vehicle Maintenance & Repairs: Total \$	\$2,190,084	\$18,904,804	\$29,860,384
Average Spent	\$1,185.75	\$1,160.73	\$1,195.13
Spending Potential Index	88	86	89

Data Note: Consumer spending shows the amount spent on a variety of goods and services by households that reside in the area. Expenditures are shown by broad budget categories that are not mutually exclusive. Consumer spending does not equal business revenue. Total and Average Amount Spent Per Household represent annual figures. The Spending Potential Index represents the amount spent in the area relative to a national average of 100.

Source: Consumer Spending data are derived from the 2022 and 2023 Consumer Expenditure Surveys, Bureau of Labor Statistics. Esri.

Source: Esri forecasts for 2025 and 2030. U.S. Census Bureau 2000 and 2010 decennial Census data converted by Esri into 2020 geography.

Time Series Profile

919 State Route 9, Queensbury, New York, 12804
 Ring: 1 mile radius

Prepared by: Jay Verro, CCIM

Latitude: 43.33679

Longitude: -73.67985

Population	Total	Change	Percent Change	Annual Rate
2010	2,836	-	-	-
2011	2,881	45	1.6%	1.6%
2012	2,930	49	1.7%	1.6%
2013	2,973	43	1.5%	1.6%
2014	3,014	41	1.4%	1.5%
2015	3,039	25	0.8%	1.4%
2016	3,098	59	1.9%	1.5%
2017	3,165	67	2.2%	1.6%
2018	3,246	81	2.6%	1.7%
2019	3,301	55	1.7%	1.7%
2020	3,353	52	1.6%	1.7%
2021	3,345	-8	-0.2%	1.5%
2022	3,334	-11	-0.3%	1.7%
2023	3,306	-28	0.0%	1.2%
2024	3,360	54	1.6%	1.2%
2025	3,458	98	2.9%	1.3%

Households	Total	Change	Percent Change	Annual Rate
2010	1,449	-	-	-
2011	1,474	25	1.7%	1.7%
2012	1,502	28	1.9%	1.8%
2013	1,526	24	1.6%	1.8%
2014	1,550	24	1.6%	1.7%
2015	1,564	14	0.9%	1.5%
2016	1,596	32	2.0%	1.6%
2017	1,631	35	2.2%	1.7%
2018	1,675	44	2.7%	1.8%
2019	1,704	29	1.7%	1.8%
2020	1,729	25	1.5%	1.8%
2021	1,731	2	0.1%	1.6%
2022	1,733	2	0.1%	1.5%
2023	1,735	2	0.1%	1.4%
2024	1,773	38	2.2%	1.5%
2025	1,847	74	4.2%	1.6%

Housing Units	Total	Change	Percent Change	Annual Rate
2010	1,564	-	-	-
2011	1,590	26	1.7%	1.7%
2012	1,621	31	1.9%	1.8%
2013	1,648	27	1.7%	1.8%
2014	1,672	24	1.5%	1.7%
2015	1,689	17	1.0%	1.5%
2016	1,725	36	2.1%	1.6%
2017	1,766	41	2.4%	1.8%
2018	1,817	51	2.9%	1.9%
2019	1,850	33	1.8%	1.9%
2020	1,876	26	1.4%	1.8%
2021	1,881	5	0.3%	1.7%
2022	1,892	11	0.6%	1.6%
2023	1,896	4	0.2%	1.5%
2024	1,950	54	2.8%	1.6%
2025	2,024	74	3.8%	1.7%

Data Note: The Esri Vintage 2025 Time Series (2010 thru 2025) represents July 1 annual estimates in 2020 geography. With each annual release, the entire Time Series is revised.

Source: Esri forecasts for 2025 and 2030.

Time Series Profile

919 State Route 9, Queensbury, New York, 12804
 Ring: 3 mile radius

Prepared by: Jay Verro, CCIM

Latitude: 43.33679
 Longitude: -73.67985

Population	Total	Change	Percent Change	Annual Rate
2010	33,891	-	-	-
2011	33,943	52	0.2%	0.2%
2012	34,106	163	0.5%	0.3%
2013	34,251	145	0.4%	0.4%
2014	34,389	138	0.4%	0.4%
2015	34,424	35	0.1%	0.3%
2016	34,499	75	0.2%	0.3%
2017	34,617	118	0.3%	0.3%
2018	34,773	156	0.5%	0.3%
2019	34,908	135	0.4%	0.3%
2020	35,219	311	0.9%	0.4%
2021	34,938	-281	-0.8%	0.3%
2022	34,790	-148	-0.4%	0.2%
2023	34,601	-189	0.0%	0.2%
2024	34,839	238	0.7%	0.2%
2025	34,823	-16	0.0%	0.2%

Households	Total	Change	Percent Change	Annual Rate
2010	14,572	-	-	-
2011	14,661	89	0.6%	0.6%
2012	14,793	132	0.9%	0.8%
2013	14,928	135	0.9%	0.8%
2014	15,053	125	0.8%	0.8%
2015	15,142	89	0.6%	0.8%
2016	15,239	97	0.6%	0.7%
2017	15,365	126	0.8%	0.8%
2018	15,509	144	0.9%	0.8%
2019	15,640	131	0.8%	0.8%
2020	15,723	83	0.5%	0.8%
2021	15,691	-32	-0.2%	0.7%
2022	15,743	52	0.3%	0.6%
2023	15,850	107	0.7%	0.6%
2024	16,068	218	1.4%	0.7%
2025	16,287	219	1.4%	0.7%

Housing Units	Total	Change	Percent Change	Annual Rate
2010	15,745	-	-	-
2011	15,868	123	0.8%	0.8%
2012	16,045	177	1.1%	0.9%
2013	16,218	173	1.1%	1.0%
2014	16,388	170	1.0%	1.0%
2015	16,512	124	0.8%	1.0%
2016	16,673	161	1.0%	1.0%
2017	16,866	193	1.2%	1.0%
2018	17,081	215	1.3%	1.0%
2019	17,266	185	1.1%	1.0%
2020	17,398	132	0.8%	1.0%
2021	17,399	1	0.0%	0.9%
2022	17,566	167	1.0%	0.9%
2023	17,708	142	0.8%	0.9%
2024	18,083	375	2.1%	1.0%
2025	18,287	204	1.1%	1.0%

Data Note: The Esri Vintage 2025 Time Series (2010 thru 2025) represents July 1 annual estimates in 2020 geography. With each annual release, the entire Time Series is revised.

Source: Esri forecasts for 2025 and 2030.

Time Series Profile

919 State Route 9, Queensbury, New York, 12804
 Ring: 5 mile radius

Prepared by: Jay Verro, CCIM

Latitude: 43.33679

Longitude: -73.67985

Population	Total	Change	Percent Change	Annual Rate
2010	52,052	-	-	-
2011	52,156	104	0.2%	0.2%
2012	52,442	286	0.5%	0.4%
2013	52,708	266	0.5%	0.4%
2014	53,037	329	0.6%	0.5%
2015	53,231	194	0.4%	0.4%
2016	53,463	232	0.4%	0.4%
2017	53,643	180	0.3%	0.4%
2018	53,862	219	0.4%	0.4%
2019	54,095	233	0.4%	0.4%
2020	54,633	538	1.0%	0.5%
2021	54,258	-375	-0.7%	0.4%
2022	54,071	-187	-0.3%	0.4%
2023	53,966	-105	0.0%	0.3%
2024	54,495	529	1.0%	0.3%
2025	54,676	181	0.3%	0.3%

Households	Total	Change	Percent Change	Annual Rate
2010	22,009	-	-	-
2011	22,150	141	0.6%	0.6%
2012	22,361	211	1.0%	0.8%
2013	22,579	218	1.0%	0.8%
2014	22,818	239	1.1%	0.9%
2015	23,005	187	0.8%	0.9%
2016	23,192	187	0.8%	0.9%
2017	23,373	181	0.8%	0.9%
2018	23,577	204	0.9%	0.9%
2019	23,774	197	0.8%	0.9%
2020	23,927	153	0.6%	0.8%
2021	23,888	-39	-0.2%	0.7%
2022	23,968	80	0.3%	0.7%
2023	24,190	222	0.9%	0.7%
2024	24,582	392	1.6%	0.8%
2025	24,985	403	1.6%	0.8%

Housing Units	Total	Change	Percent Change	Annual Rate
2010	23,638	-	-	-
2011	23,815	177	0.7%	0.7%
2012	24,082	267	1.1%	0.9%
2013	24,348	266	1.1%	1.0%
2014	24,638	290	1.2%	1.0%
2015	24,869	231	0.9%	1.0%
2016	25,136	267	1.1%	1.0%
2017	25,388	252	1.0%	1.0%
2018	25,671	283	1.1%	1.0%
2019	25,938	267	1.0%	1.0%
2020	26,157	219	0.8%	1.0%
2021	26,154	-3	0.0%	0.9%
2022	26,390	236	0.9%	0.9%
2023	26,657	267	1.0%	0.9%
2024	27,268	611	2.3%	1.0%
2025	27,635	367	1.3%	1.0%

Data Note: The Esri Vintage 2025 Time Series (2010 thru 2025) represents July 1 annual estimates in 2020 geography. With each annual release, the entire Time Series is revised.

Source: Esri forecasts for 2025 and 2030.