

# Retail Storefront

Enclosed Information regarding a newly available, turnkey retail suite

**2,377 sq ft 30' frontage!**

**Busy Plaza**  
Urban Setting

main road  
traffic count:  
20,304 cars / day [19]

**MIDTOWN PLAZA**  
**110 Main Street (US RT 9 and NYS Rt 32)**  
**South Glens Falls, NY 12083**

- Located on US Rt 9 and State Rt 32 aka Main Street
- Sidewalks, convenient parking, and very dense rooftops
- Marquee pylon sign
- Great location bordering Saratoga & Warren County

**Available at a very affordable rental rate**

Contact:  
Eric Lerner  
Schuyler Companies  
596 New Loudon Rd, Latham, NY 12110  
[elerner@schuylercompanies.com](mailto:elerner@schuylercompanies.com)  
Cell: 518-867-1101

Home to:



H&R BLOCK



**Nail Spa & More!**

with sidewalks and great parking



2,377 sq ft retail suite Available Now





OP RACING CITY HOBBIES NORTH

**2,377 SF**  
Retail Store

**DOLLAR TREE**

**2,377 SF**  
Retail Store

**2,377 SF**  
Retail Store

IT'S TIME TO  
COOK TURKEY  
PREP FOR PILGRIM  
Back!

**< 30' Frontage >**

**2,377 sq ft next to Dollar Tree**

**dedicated delivery area in rear**

# Marquee Pylon Sign available with this retail space

**M I D T O W N**

**H&R BLOCK**

**The Health Authority**  
Vitamins • Aromatherapy • Beauty • Herbal Tea

**2,377 SF  
Retail Store**

*Cooper's*  
**Nail Spa**

**SMOKE  
N  
SAVE**

**DOLLAR TREE**

**HOBBY SHOP & RC Raceway**

**RAC**  
**Rent-A-Center**

**FLOORING WAREHOUSE**

**PANDA GARDEN**  
**CHINESE RESTAURANT**  
TEL:812-0909 / 0606

**ATLAS BJJ**

*The Bargain Box*  
**CONSIGNMENTS**

**Midtown Plaza, 110 Main St, South Glens Falls, NY 12803**

+ Storefront next to anchor  
+ Massive Pylon exposed to all traffic



Main Street  &  20,304 Cars/Day [ '19 ]



**DOLLAR TREE**

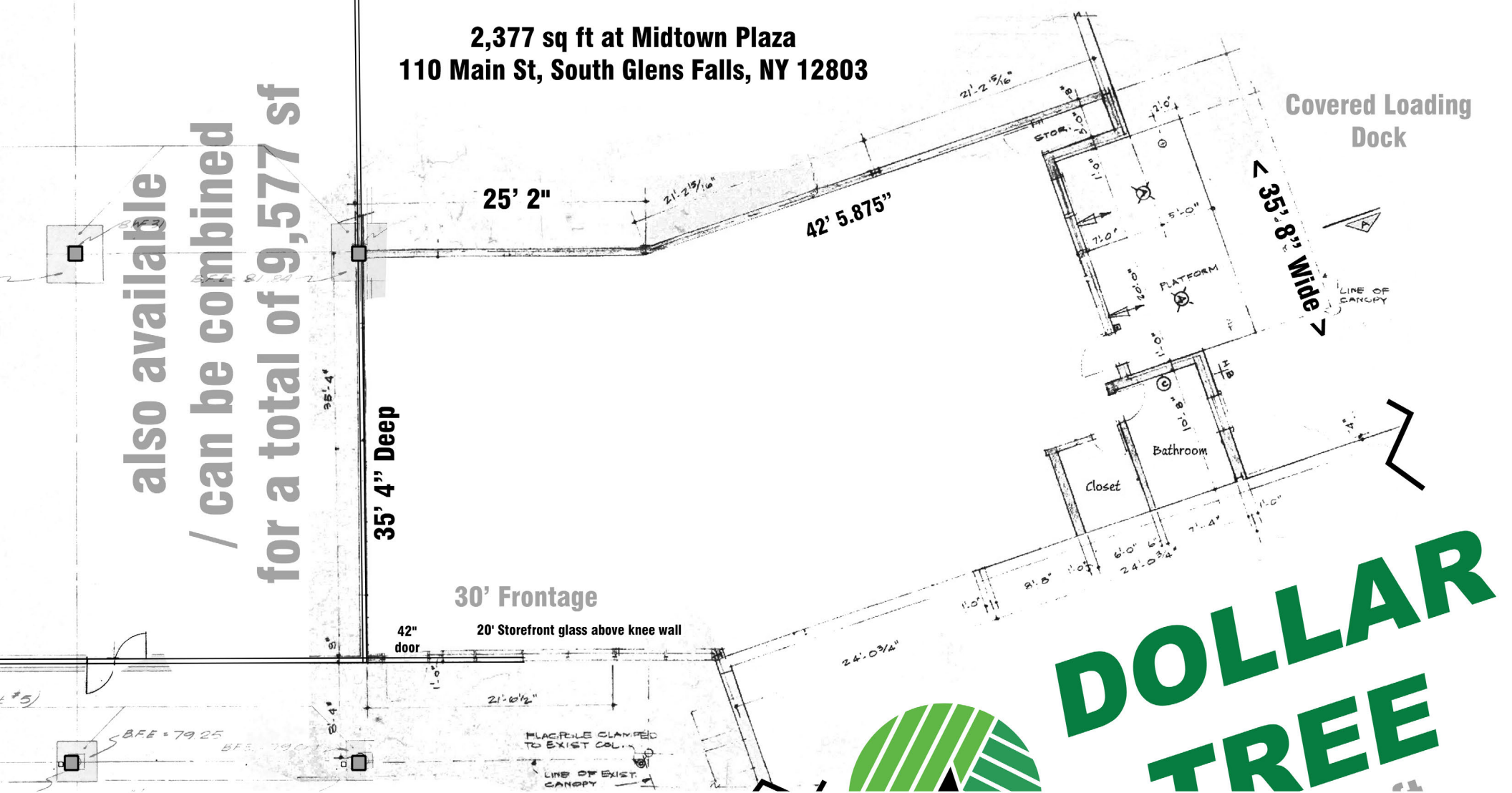
2,377 SF Retail Store  
2,377 sf

7,200 sf retail  
Home Improvement Gallery  
Nail Spa  
Hair Block  
RAC  
Alfie's  
Jin Jitsu  
Stewart's Shops  
Home Improvement Gallery  
Debut Salon  
Annie Nails  
Center Security Locksmith

**Aerial View of Vicinity of Midtown Plaza  
110 Main St, South Glens Falls, NY 12803  
Available Now:  
2,377 sq ft w/ 30' frontage!**

2,377 sq ft at Midtown Plaza  
 110 Main St, South Glens Falls, NY 12803

also available  
 / can be combined  
 for a total of 9,577 sf



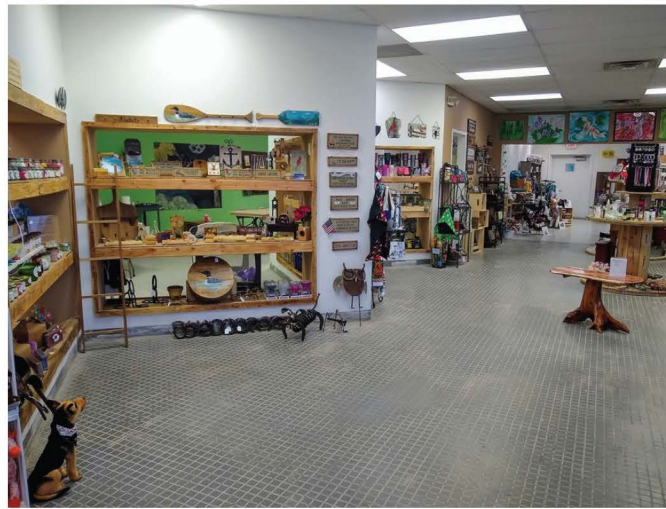
**DOLLAR TREE**



Non architectural floorplan of existing conditions of the

**2,377 SF**  
**Retail Store**

Available Now



**Midtown Plaza in South Glens Falls, NY at 110 Main Street (US RT 9 and NYS Rt 32)**

**Views of the inside of the available store**

Existing conditions interior views of the available retail suite, Available Now, 2,377 sq ft with 30' Store frontage and lots of glass windows and a 42" glass storefront door. Dedicated covered loading in the rear, suite features tile floors, restroom in the rear, great ducted HVAC and drop ceiling and lighting throughout.



Adjacent the Dollar Tree Store anchor and features pylon signage at the marquee sign at the road, easily seen by approximately 20,000 cars per day on US Rt 9 and NYS Rt 32 at this signaled intersection of Main Street and Saratoga Ave, the Midtown Plaza in South Glens Falls, NY at 110 Main Street is just inside Saratoga County at the Warren County Border.

# Demographic Summary Profile

2010-2020 Census, 2022 Estimates with 2027 Projections

Lat/Lon: 43.2992/-73.6371

110 Main St South Glens Falls, NY 12803	2 Mile Radius	3 Mile Radius	4 Mile Radius	5 Mile Radius	5 min drive time	10 min drive time	15 min drive time	20 min drive time
<b>Population</b>								
<b>2022 Est. Population</b>	<b>26,278</b>	<b>41,746</b>	<b>59,862</b>	<b>70,195</b>	<b>18,720</b>	<b>51,639</b>	<b>72,789</b>	<b>82,559</b>
2027 Projected Population	26,183	41,301	59,194	69,459	18,673	51,090	72,038	81,762
2020 Census Population	26,304	42,043	60,193	71,121	18,509	51,853	73,616	82,966
2010 Census Population	24,511	40,024	57,250	67,427	16,929	49,409	69,908	79,119
Historical Annual Growth 2010 to 2022	0.6%	0.4%	0.4%	0.3%	0.9%	0.4%	0.3%	0.4%
2022 Median Age	40.5	40.9	41.9	42.2	40.6	41.5	42.3	42.7
<b>Households</b>								
2022 Est. Households	11,652	18,167	25,955	30,027	8,337	22,401	31,051	35,051
2027 Projected Households	11,488	17,748	25,336	29,326	8,245	21,880	30,331	34,270
2020 Census Households	11,756	18,421	26,281	30,631	8,291	22,637	31,623	35,464
2010 Census Households	10,597	16,918	24,092	27,999	7,357	20,770	28,893	32,396
Historical Annual Growth 2010 to 2022	0.8%	0.6%	0.6%	0.6%	1.1%	0.7%	0.6%	0.7%
<b>Income</b>								
<b>2022 Est. Average Household Income</b>	<b>\$77,980</b>	<b>\$76,180</b>	<b>\$80,992</b>	<b>\$85,277</b>	<b>\$73,910</b>	<b>\$79,478</b>	<b>\$85,910</b>	<b>\$85,582</b>
2022 Est. Median Household Income	\$65,077	\$64,087	\$67,767	\$71,259	\$61,667	\$65,281	\$71,851	\$72,462
2022 Est. Per Capita Income	\$34,688	\$33,300	\$35,268	\$36,632	\$33,030	\$34,640	\$36,801	\$36,480
<b>Education (Age 25+)</b>								
2022 Est. Elementary (Grade Level 0 to 8)	2.3%	2.5%	2.5%	2.4%	2.5%	2.5%	2.4%	2.5%
2022 Est. Some High School (Grade Level 9 to 11)	6.0%	5.5%	5.2%	5.0%	5.9%	5.3%	4.9%	4.9%
2022 Est. High School Graduate	30.3%	33.5%	32.7%	31.3%	30.2%	33.3%	31.2%	31.3%
2022 Est. Some College	17.5%	18.0%	18.6%	18.6%	17.9%	18.5%	18.5%	18.3%
2022 Est. Associates Degree Only	11.9%	11.3%	11.7%	11.7%	12.1%	11.4%	11.7%	11.6%
2022 Est. Bachelors Degree Only	19.3%	17.4%	16.8%	17.3%	19.6%	16.9%	17.4%	17.5%
2022 Est. Graduate Degree	12.8%	11.7%	12.6%	13.7%	11.8%	12.0%	13.9%	13.8%
<b>Business</b>								
2022 Est. Total Businesses	1,180	1,842	2,311	2,579	819	1,929	2,618	2,855
<b>2022 Est. Total Employees</b>	<b>19,888</b>	<b>30,510</b>	<b>36,206</b>	<b>41,409</b>	<b>14,091</b>	<b>30,623</b>	<b>41,843</b>	<b>44,885</b>
2022 Est. Employee Population per Business	16.9	16.6	15.7	16.1	17.2	15.9	16.0	15.7
2022 Est. Residential Population per Business	22.3	22.7	25.9	27.2	22.8	26.8	27.8	28.9