

Retail Space for Lease

222 Dix Ave, Glens Falls, NY 12801



KW Platform 935 New Loudon Road, Latham NY 12110



(518) 368-3932



LEVERAGE
COMMERCIAL TEAM

AT KW PLATFORM

Prime Retail Space

Available sqft:

±1330 sqft.

Asking Price:

\$ 15 PSF NNN

Highlights:

- High-visibility Location
- Strong daily traffic counts
- Flexible commercial layout
- Ample on-site parking
- Excellent signage exposure
- Surrounded by national retailers



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MARKET OVERVIEW

Strategically positioned along one of Glens Falls' primary commercial corridors, 222 Dix Avenue offers a highly visible location ideal for businesses seeking strong daily traffic exposure and convenient access to downtown Glens Falls and surrounding residential neighborhoods. Situated within an established retail and service corridor, the property benefits from consistent local consumer activity and steady commuter flow throughout the greater Warren County area.

The site provides a flexible layout suitable for retail, service-based businesses, medical users, or professional office occupancy. With ample on-site parking, direct street frontage, and placement within a stable commercial node, 222 Dix Avenue presents an excellent opportunity for tenants looking to expand their presence, increase brand visibility, and serve a well-established local customer base.

Ideal For:

- Retail operators seeking strong daily traffic
- Service-based businesses serving neighborhood demand
- Medical or wellness providers
- Professional office users needing visibility
- Businesses looking to expand in Glens Falls
- Personal care businesses (salon, spa, barber)
- Insurance, financial, or tax service offices
- Fitness, training, or studio concepts
- Childcare, tutoring, or learning centers
- Quick-service or fast-casual operators



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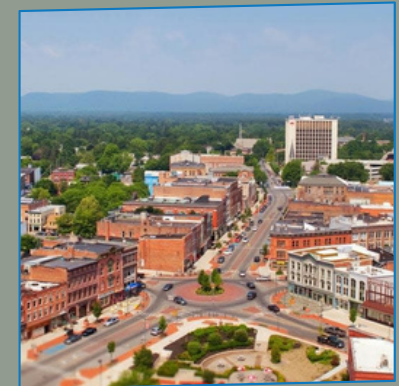
LOCATION OVERVIEW

Glens Falls is the **economic and governmental hub** of Warren County, strategically **located along the I-87 (Adirondack Northway) corridor between Albany and Montreal**. As the gateway to the Adirondacks, the city benefits from **strong regional connectivity, year-round tourism, and a stable professional workforce**.

Anchored by healthcare, education, government, and small business activity, Glens Falls serves as a regional commercial center for Warren, Washington, and northern Saratoga Counties. Its established retail corridors and revitalized downtown support consistent consumer traffic and long-term commercial stability.

Glens Falls, NY — Key Commercial Real Estate Highlights

- Downtown revitalization substantially completed
- New mixed-use projects increasing foot traffic
- Expanding residential base supporting local retailers
- Growing demand for neighborhood services
- Active small business and entrepreneurial community
- IDA tax incentives available for qualifying tenants
- Retail concentrated along established high-traffic corridors
- Increasing need for medical and professional services
- Strong support for locally owned businesses
- Revitalized storefronts enhancing street appeal
- Competitive lease rates vs. larger regional markets
- Accessible via I-87 (Adirondack Northway) corridor
- Steady commuter and local consumer flow
- Established commercial districts with built-in visibility



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LOCATION



222 Dix Ave.



GALLERY





BENJAMIN ROMER
Commercial Director
Licensed Real Estate Agent
bromer@kw.com
+1 518 368 3932

