

FOR SALE



NEW LISTING IN THE HEART OF WHITEHALL

**260 BROADWAY
WHITEHALL, NY
12877**

**TERRESSA MANNIX
ASSOC. REAL ESTATE BROKER
KW PLATFORM
254-299-7313 (C)**



Global MLS

.77 ACRES 25 PARKING SPACES

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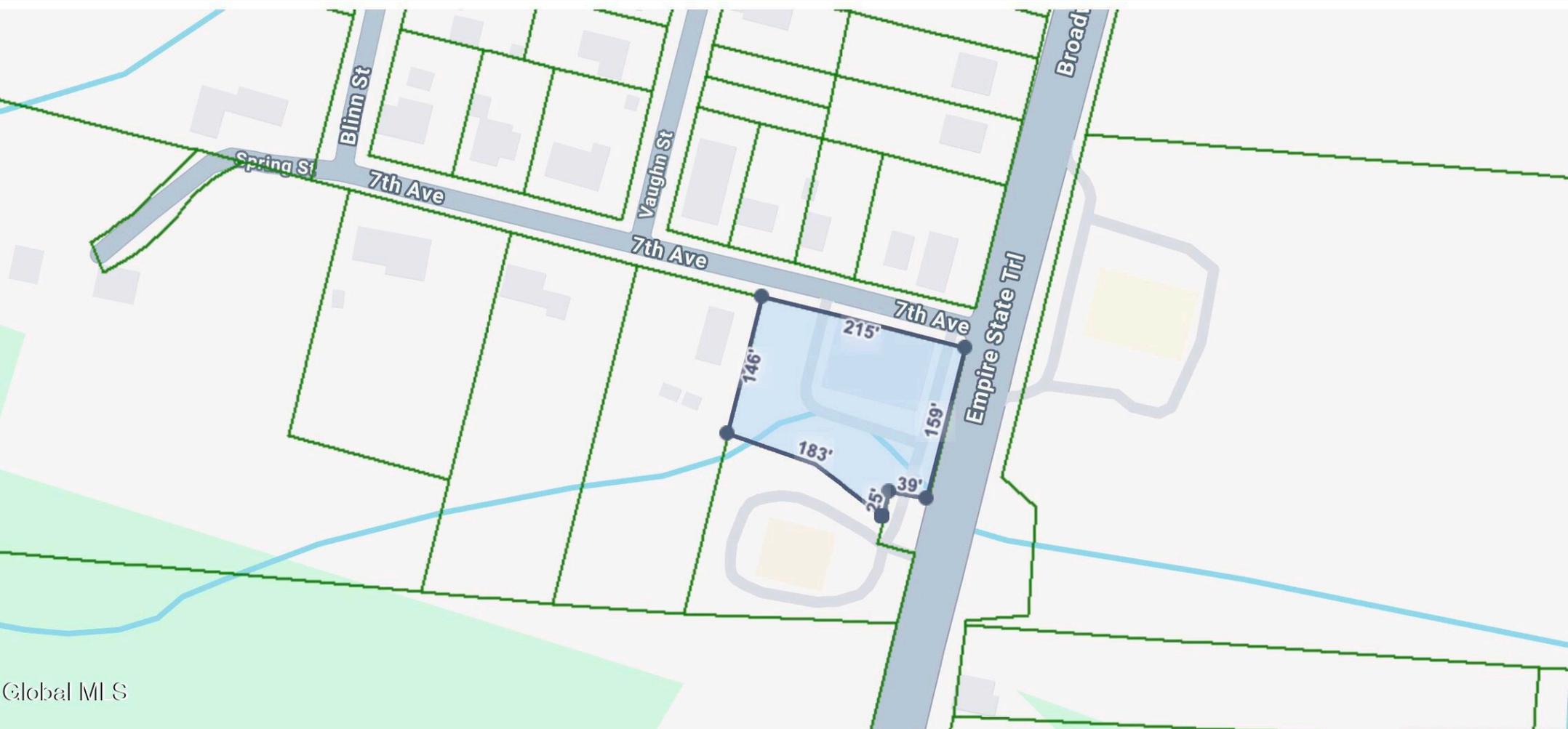
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EXCELLENT OPPORTUNITY TO OWN A STREET LEVEL COMMERCIAL RETAIL SPACE ON BROADWAY IN THE HEART OF WHITEHALL. THIS 7500 SQUARE FOOT BUILDING OFFERS STRONG VISIBILITY, SIGNAGE POTENTIAL, AND EASY ACCESS FOR VEHICLE TRAFFIC.

THE SPACE IS WELL SUITED FOR A VARIETY OF RETAIL OR SERVICE BASED USES. WHETHER YOU'RE LAUNCHING A NEW CONCEPT OR RELOCATING AN EXISTING BUSINESS, THIS PROPERTY PROVIDES AN AFFORDABLE ENTRY POINT INTO COMMERCIAL OWNERSHIP.

CENTRALLY LOCATED NEAR LOCAL SHOPS, DINING, AND COMMUNITY ACTIVITY WITH PROXIMITY TO LAKE CHAMPLAIN AND VERMONT. A VERSATILE SPACE WITH LONG TERM VALUE IN A GROWING SMALL TOWN MARKET





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1. STRATEGIC REGIONAL CONNECTIVITY

WHITEHALL IS POSITIONED AS A GATEWAY BETWEEN THE ADIRONDACKS, THE CAPITAL REGION, AND VERMONT.

- TRANSPORTATION: HIGHLIGHT ITS LOCATION ON ROUTE 4 (A MAJOR CORRIDOR FOR TRAVELERS AND FREIGHT BETWEEN NY AND VT) AND ROUTE 22.
- RAIL & WATER: IT IS HOME TO AN AMTRAK STATION (ADIRONDACK LINE) AND IS FAMOUS AS THE "BIRTHPLACE OF THE US NAVY," SITUATED AT THE CHAMPLAIN CANAL LOCK 12. THIS PROVIDES UNIQUE OPPORTUNITIES FOR TOURISM-RELATED OR MARINE-INDUSTRIAL BUSINESSES.

2. MARKET DYNAMICS & BUYER INTERESTS (2026 OUTLOOK)

AS OF EARLY 2026, THE UPSTATE NY COMMERCIAL MARKET IS SEEING A RESURGENCE IN INDUSTRIAL AND MULTIFAMILY DEMAND DRIVEN BY LOWER INTEREST RATES AND A MOVE TOWARD REGIONAL MANUFACTURING.

- LOW ENTRY COST: WHITEHALL OFFERS SIGNIFICANTLY LOWER PRICE POINTS THAN NEARBY SARATOGA SPRINGS OR GLENS FALLS, MAKING IT ATTRACTIVE FOR "VALUE-ADD" INVESTORS.
- ECONOMIC SUPPORT: THE AREA BENEFITS FROM FAST NY SHOVEL-READY GRANTS AND WASHINGTON COUNTY'S ECONOMIC DEVELOPMENT PROGRAMS, WHICH FOCUS ON RETAINING AND EXPANDING LOCAL INDUSTRY.

3. KEY DEMOGRAPHICS & CONSUMER BASE

- POPULATION: THE VILLAGE HAS A STABLE POPULATION OF APPROXIMATELY 2,477 RESIDENTS.
- HOUSEHOLD PROFILE: THE MEDIAN HOUSEHOLD INCOME IS ROUGHLY \$47,683, WITH A MEDIAN AGE OF 36.8 YEARS.
- WORKFORCE: A SIGNIFICANT PORTION OF THE WORKFORCE (81%) DRIVES ALONE TO WORK, INDICATING HIGH DEPENDENCY ON LOCAL VEHICLE TRAFFIC —A PLUS FOR RETAIL OR SERVICE-BASED COMMERCIAL LISTINGS.

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