



14 HUDSON
GLENS FALLS

An Exciting New Mixed
Use Project in the Heart of
Downtown Glens Falls

Commercial Retail Space
On The Main Floor And
Professional Office Space
on the Second Floor

87 Residential Apartments
Above, from One to Three
Bedroom Units

14 Hudson Avenue

Glens Falls NY 12081

All Spaces Have an Ample Vanilla Box Fit Up that
Includes:

- Private Bath with Tile, Sink, Toilet and 30 gallon Water Heater in Unit
- Roof Mechanicals, 10 Ton RTU with Control Wiring and Thermostat
- Commercial Grade Carpet with 4" Rubber Base
- Paint
- 2x4 Ceiling Grid/Tile with 2x4 Light Assembly
- Electrical
- Doors with Metal Frame
- Water Individually Metered for Each Space



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**Bonacio
Construction Inc.**
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julie&co.
REALTY LLC.



RENDERING



RENDERING

Available Space

Anchor Tenant Space

13,325 SF

Private Loading Dock

Drive Through Capabilities

First Floor Retail

Spaces from 1,648 SF

Units 102/106/107 Have Venting Capabilities for Restaurant Use

Professional Office

Second Floor

Divisible from 1,500 SF to 12,752 SF

Pricing: \$18/SF NNN

NNN Charges are \$3.00 +/- and Include Taxes/Building Insurance, Interior and Exterior Maintenance of Building , Common Area Maintenance, Landscaping, Trash and Snow Removal, Sewer

Glens Falls Hospital

Improves the Economy
and Community
Through...

- ▶ \$536 Million
- ▶ \$72 Million in Tax Dollars Generated
- ▶ 4,000 Jobs Created
- ▶ \$32 Million in Community Benefits and Investments

Hospital Stats:

2600+ Employees

300+ Affiliated Providers

410 Licensed Patient Beds

14,000 Annual Patient Discharges

50,000 Annual Emergency
Department Visits

1300 Babies Born in the Snuggery
Annually

Area Demographics

- ▶ Population of Warren County - 65,337 (2013)
- ▶ Average Household Income 2015 - \$69,947
- ▶ Glens Falls Hospital Staff Employees – 2400

- ▶ 5 Mile Radius of Development
 - ▶ Total Adult Population of 56,747
 - ▶ Total Daytime Population of 84,536
 - ▶ 28,133 Housing Units (2015)



PROPOSED FIRST FLOOR PLAN



PROPOSED SECOND FLOOR PLAN