

2,000 sq ft Retail Store

Marquee
Landmark
in an Urban Setting

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

- 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

Enclosed Information on the prime retail suite
available now

2,000 square feet
with approximate dimensions of
25' wide x 80' deep

MIDTOWN PLAZA

110 Main St (US 9 & Rt 32)

South Glens Falls, NY 12083

Eric Lerner
Schuyler Companies
596 New Loudon Rd
Latham, NY 12110
elerner@schuylercompanies.com
Cell: 518-867-1101

NYS Principal Office Broker
SCHUYLER BROKERAGE CORP
Real Estate Broker
License #10311201559

SchuylerCompanies.com

Home to:



DOLLAR TREE STORES, INC.



Nail Spa & More!

H&R BLOCK

with sidewalks, great parking and bus service by 



between Exit 17 N
& Exit 18



Available Now!

Prime Retail Store

2,000 sf Store

The Bargain Box
SIGNMENTS

PA
C
T

< 25' Frontage >

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

shared vestibule entrance

**Street View of Midtown Plaza at
110 Main St, South Glens Falls, NY 12803
Available Now - 2,000 sq ft
this an un-missable location**

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

Aerial View of Vicinity of Midtown Plaza 110 Main St, South Glens Falls, NY 12803

MIDTOWN PLAZA LINE UP

Peppermill Restaurant	1	3,000
Atlas Jui Jitsu	3	3,555
Rent A Center	4	4,000
Bargain Box	5	2,000
Available Now	6	2,000
Panda Garden	7	1,920
Cooper's Nails	8	1,990
H & R Block	9	2,000
Smoke n Save	10	2,016
Wine & Liquor	11	2,000
Schulze's Auctions	12	7,200
The Floor Store	13	2,377
Dollar Tree	14	16,355
	Total	50,413
NBT Bank - Pad Site	15	2,014
		52,427



~ Landmark ~ Marquee Pylon Sign

M I D T O W N

H&R BLOCK

2,000 sf

Wicks FROM THE Sticks LOCAL ARTISANS
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 in South Glens Falls, NY at 110 Main St

** Existing Furniture is gone*

2,000 sq ft 25' wide x 80' deep

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

Interior view looking out to front



View from the glass vestibule entrance door



View looking towards the rear of the sales floor (Office, storage, restroom, and exit beyond wall)

Demographic Summary Profile

2010-2020 Census, 2023 Estimates with 2028 Projections

Lat/Lon: 43.2992/-73.6371

110 Main St South Glens Falls, NY 12803	1 Mile Radius	1.5 Mile Radius	2 Mile Radius	3 Mile Radius	5 Mile Radius	7 Mile Radius	10 Mile Radius	15 Mile Radius
Population								
2023 Est. Population	8,990	20,162	27,812	43,698	73,277	80,060	95,301	140,395
2028 Projected Population	9,400	20,918	29,057	45,172	76,106	83,354	98,567	144,122
2023 Median Age	41.1	40.4	41.0	41.5	43.1	43.4	43.9	44.1
Households								
2023 Est. Households	3,801	8,562	11,762	18,414	30,641	33,426	39,872	58,469
2028 Projected Households	3,934	8,782	12,159	18,871	31,569	34,538	40,942	59,641
Race and Ethnicity								
2023 Est. White	91.7%	91.6%	92.0%	92.3%	92.3%	92.5%	92.9%	92.2%
2023 Est. Black or African American	3.1%	2.9%	2.6%	2.4%	2.1%	2.0%	1.8%	2.5%
2023 Est. Asian or Pacific Islander	1.1%	1.1%	1.2%	1.1%	1.5%	1.5%	1.4%	1.4%
2023 Est. American Indian or Native Alaskan	0.1%	0.1%	0.1%	0.1%	0.1%	0.1%	0.1%	0.1%
2023 Est. Other Races	4.0%	4.2%	4.1%	4.0%	3.9%	3.9%	3.7%	3.7%
2023 Est. Hispanic	3.7%	4.0%	3.8%	3.6%	3.7%	3.7%	3.5%	3.5%
Income								
2023 Est. Average Household Income	\$87,502	\$92,381	\$96,467	\$97,898	\$109,749	\$110,439	\$109,181	\$114,660
2023 Est. Median Household Income	\$66,028	\$71,977	\$75,426	\$72,823	\$80,897	\$82,248	\$82,880	\$88,038
2023 Est. Per Capita Income	\$37,130	\$39,347	\$40,904	\$41,396	\$46,046	\$46,263	\$45,818	\$48,012
Education (Age 25+)								
2023 Est. Elementary (Grade Level 0 to 8)	2.5%	2.2%	2.0%	2.1%	2.2%	2.2%	2.4%	2.5%
2023 Est. Some High School (Grade Level 9 to 11)	8.9%	7.7%	7.0%	6.2%	5.5%	5.5%	5.6%	5.6%
2023 Est. High School Graduate	28.6%	27.3%	27.0%	31.2%	29.7%	29.5%	29.8%	29.5%
2023 Est. Some College	20.2%	18.8%	18.5%	18.4%	18.6%	18.4%	18.2%	17.2%
2023 Est. Associates Degree Only	11.6%	13.2%	13.1%	12.4%	12.2%	12.1%	12.2%	11.7%
2023 Est. Bachelors Degree Only	17.0%	17.8%	18.5%	16.9%	17.6%	17.8%	17.6%	18.7%
2023 Est. Graduate Degree	11.1%	13.0%	14.0%	12.7%	14.3%	14.4%	14.1%	14.8%
Business								
2023 Est. Total Businesses	567	934	1,136	1,807	2,517	2,656	3,132	4,198
2023 Est. Total Employees	9,050	13,804	16,270	26,203	35,387	37,141	40,943	50,452