

Retail Space

Property Overview

Offered for lease is a ±8,800 SF retail space within a freestanding, ±19,550 SF building, located in Glens Falls, NY. Property was previously a Price Chopper. Currently a vanilla box.

Tax ID	303.13-18-2
2026 Assessment	\$1,446,000
Equalization Rate	100%
2026 General Tax	\$17,678.20
2025/2026 School Tax	\$19,054.14
Combined Tax	\$36,732.34
Zoning	GC2: General Commercial 2
Utilities	Municipal water and sewer

For Lease at:\$8.00/SF NNN plus utilities

Contact Us

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76 Cooper Street

Glens Falls | New York 12801

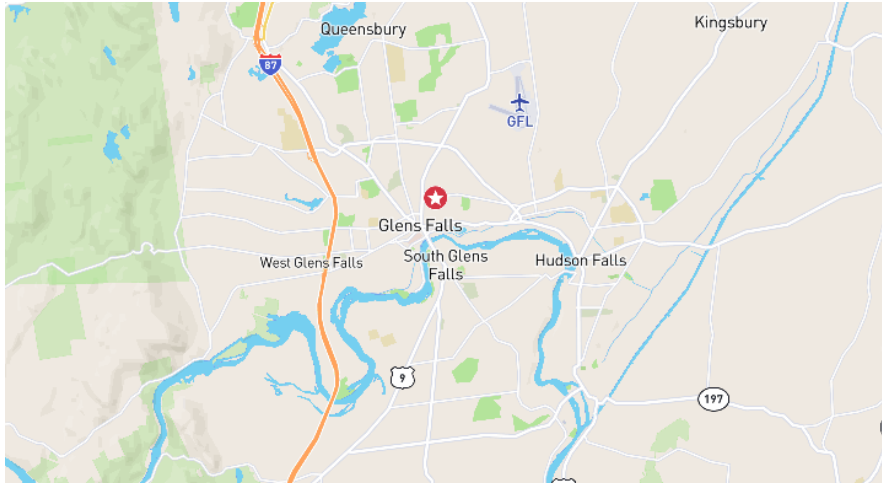
Retail Space for Lease

- + Property Cotenant is Family Dollar
- + Currently vanilla box
- + ±75 Parking spaces
- + Property has means of ingress/egress at Cooper Street, Walnut Street, and Dix Avenue
- + 2025 AADT Traffic Count at Dix Avenue: 8,054

2025 Estimated Demographics	1 Mile	3 Mile	5 Mile
Population	10,705	42,138	71,230
Median Household Income	\$60,602	\$70,284	\$73,246

Directions

- + Located: [On Dix Avenue between Cooper Street and Walnut Street](#)



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