

**CUSHMAN &
WAKEFIELD**

**Pyramid Brokerage
Company**

**FOR
LEASE**

**217 DIX AVENUE
GLENS FALLS, NY 12801**

2,100 – 10,550± SF

**RETAIL, OFFICE, AND
FLEX SPACE AVAILABLE**

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217 Dix Avenue | Glens Falls, NY



Property Description

3 Suites available sizes ranging from 2,100-10,550± SF. One large 8,050± SF flex/retail/office space available with 21-foot ceilings. Co-tenants include Little Caesars and Nautilus Gym.

Virtual Tours

Suite 2: <https://kuula.co/share/collection/7F7Z5?logo=1&info=0&logosize=200&fs=1&vr=1&zoom=1&sd=1&initload=0&thumbs=3>

Suite 4: <https://kuula.co/share/collection/7F7Zm?logo=1&info=0&logosize=200&fs=1&vr=1&zoom=1&sd=1&initload=0&thumbs=3>

Suite 10: <https://kuula.co/share/collection/7F7K6?logo=1&info=0&logosize=200&fs=1&vr=1&zoom=1&sd=1&initload=0&thumbs=3>

Property Highlights

County	Warren	Signage	Building & Pylon
Property Name	Eastfield Medical Arts Plaza	Year Built	2007
Total Building SF	23,400± SF	Tax ID	303.14-5-3
Min Divisible	2,100± SF	Sprinklers	Yes
Max Contiguous	10,550± SF	Zoning	LI: Light Industrial
Lease Rate	\$12.00/SF Mod Gross	Floor	1
Clear Height	13-20'	HVAC	GFA
Parking	Ample	Utilities	Municipal Water & Sewer

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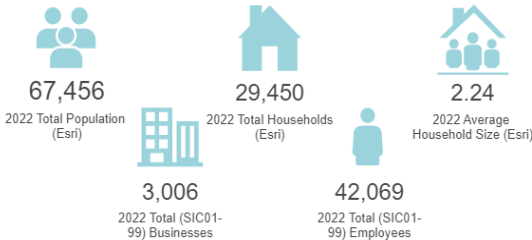
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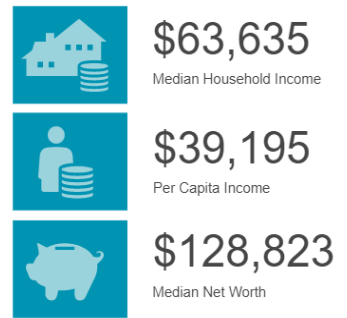


Demographics (Ring of 5 Miles)

GENERAL DEMOGRAPHICS



INCOME

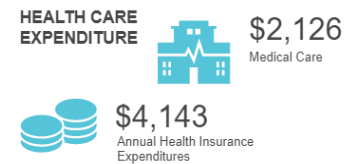


Restaurants

Company/Business Name	Direction	Distance
CATALYST REFINERS	SW	0.4
SUBWAY	E	0.4
EAST END EATERY	SW	0.5
RACHEL'S SPICE CO	SW	0.5
MC DONALD'S	E	0.7
ROCK HILL BAKEHOUSE & CAFE	W	0.7
SENSIBILITEAS	W	0.7
SAM'S DINER	W	0.9
CAMERON'S THE 24/7 DELI QNSBRY	E	1.0
ADIRONDACK REGIONAL CHAMBER	W	1.0

Traffic Data

Street name	Cross street	Traffic volume	Direction	Distance
Dix Ave	Barrett Dr	8,726	E	0.3
Haskell Avenue	Peck Rd	685	SW	0.4
Haskell Ave	Warren St	1,107	S	0.4
Warren St	Green Ave	13,400	SE	0.5
Platt Street	Warren St	844	SW	0.5



HOTELS & LODGINGS

RETAIL TRADE

SERVICES SUMMARY

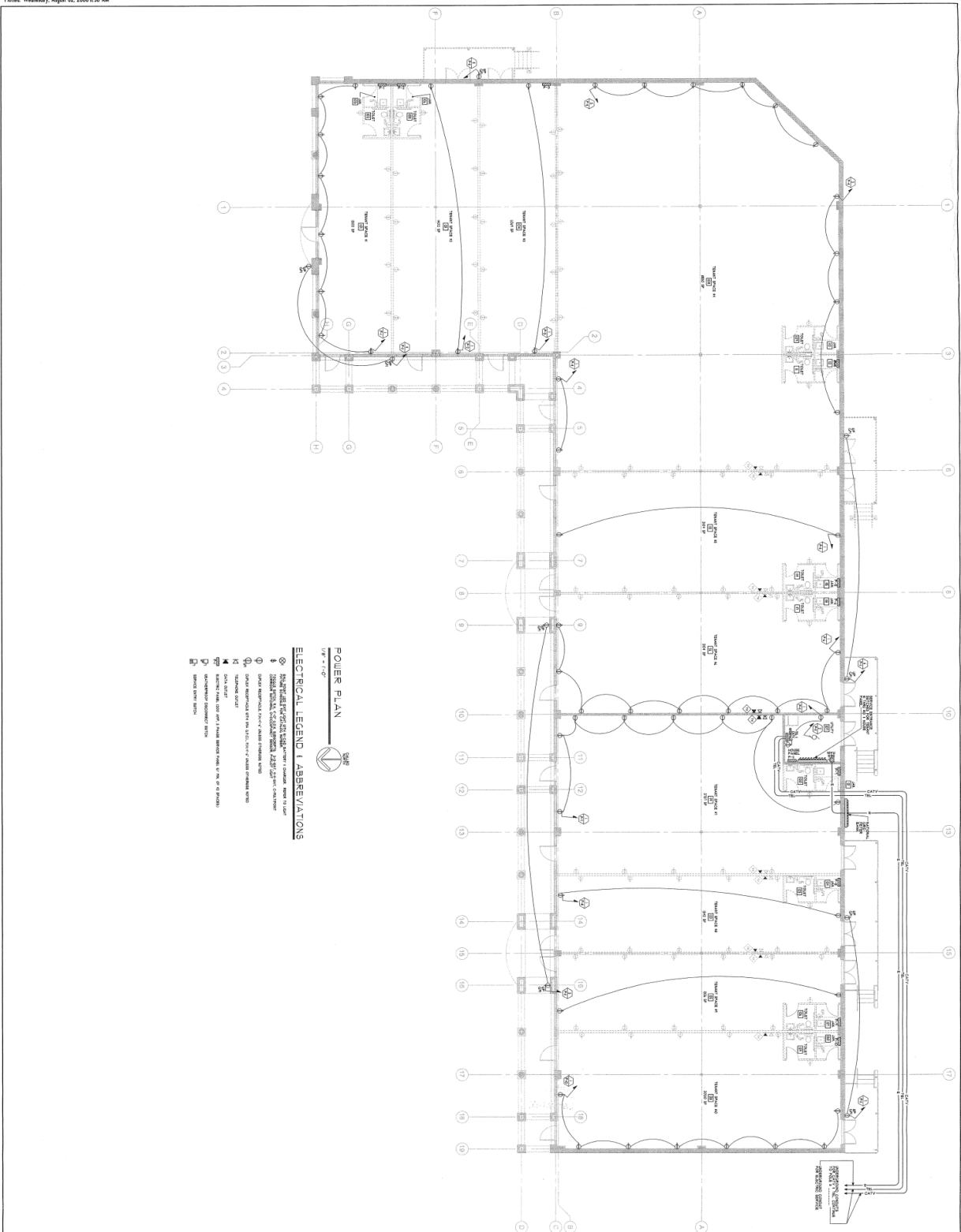


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Plotted: Wednesday, August 02, 2006 8:50 AM



POWER PLAN

ELECTRICAL LEGEND & ABBREVIATIONS

- OUTLET
- SWITCH
- LIGHTING FIXTURE
- TELEPHONE
- DATA
- COAXIAL
- FIBER OPTIC
- CABLE TV
- SECURITY
- SERVICE ENTRY

SEE ELECTRICAL SPECIFICATIONS FOR COMPLETE LIST OF SYMBOLS AND ABBREVIATIONS.

BUILDING A E-2 0402	DATE: 7/24/06 SCALE: AS NOTED DRAWN BY: AJW CHECKED BY:	Richard E. Jones Associates Architects • Planners 324 Waterloo Road Glens Falls, New York 12034 Phone: 518-753-1815 Fax: 518-753-2222 email: info@rejacarchitect.com	East Field Plaza The Monty Group Dix Avenue, Glens Falls, New York	BUILDING A POWER PLAN	REVISIONS <table border="1"> <thead> <tr> <th>DATE</th> <th>DESCRIPTION</th> </tr> </thead> <tbody> <tr> <td> </td> <td> </td> </tr> <tr> <td> </td> <td> </td> </tr> <tr> <td> </td> <td> </td> </tr> </tbody> </table>	DATE	DESCRIPTION							<small>THIS DRAWING IS THE PROPERTY OF RICHARD E. JONES ASSOCIATES. IT IS TO BE USED ONLY FOR THE PROJECT AND SITE SPECIFICALLY IDENTIFIED HEREON. IT IS NOT TO BE REPRODUCED, COPIED, OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION OF RICHARD E. JONES ASSOCIATES.</small>
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