

FREESTANDING RESTAURANT

830 County Rd 64
Elmira, NY 14903



LOCATION DESCRIPTION

The available former Fridays is in Big Flats Consumer Square, a 574,000 SF retail center with two signalized entrances, with one right at the on/off ramps for I-86. This shopping center is anchored by Tops, Sam's Club, and Hobby Lobby. Offering unmatched visibility and access, the available property has prime location within the center with excellent visibility from both directions on County Road 64.

Located at the signalized intersection of Route 64 across from Arnot Mall, Big Flats Commons was built in 2007 and is located at one of the busiest intersections in the Southern Tier. Adjacent to Big Flats Consumer Square, this property is located in the center of a large retail corridor. Retailers in the area include Lowe's, Target, Harbor Freight, Barnes & Noble, Petco, Michaels, Kohl's, Walmart, ALDI, and Dick's Sporting Goods, as well as numerous fast food/casual dining restaurants including Five Guys, Applebee's, Taco Bell, Popeye's, Panera, Olive Garden, Red Lobster, and Outback Steakhouse.

PROPERTY DESCRIPTION

Former Fridays in Turnkey Condition available for sublease. Term through Feb 2028.

PROPERTY HIGHLIGHTS

- Big Flats Consumer Square is a dominant retail property
- Features excellent visibility and access from I-86 and NY State Route 64.
- Located near Arnot Mall, the area's only enclosed shopping mall.
- Located near the corporate headquarters of manufacturer Corning Inc.
- Current rent through 2/29/28 \$99,806.98
- CAM \$6,880
- Taxes 2022 \$22,244 / 2021 \$14,738

SPACES	LEASE RATE	DEMISED PREMISES
Former Fridays	Negotiable	10,415



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AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
Former Fridays	Available	10,415 SF	NNN	Negotiable	5,642 SF Building Current rent through 2/29/28 \$99,806.98 CAM \$6,880 Taxes 2022 \$22,244 Taxes 2021 \$14,738



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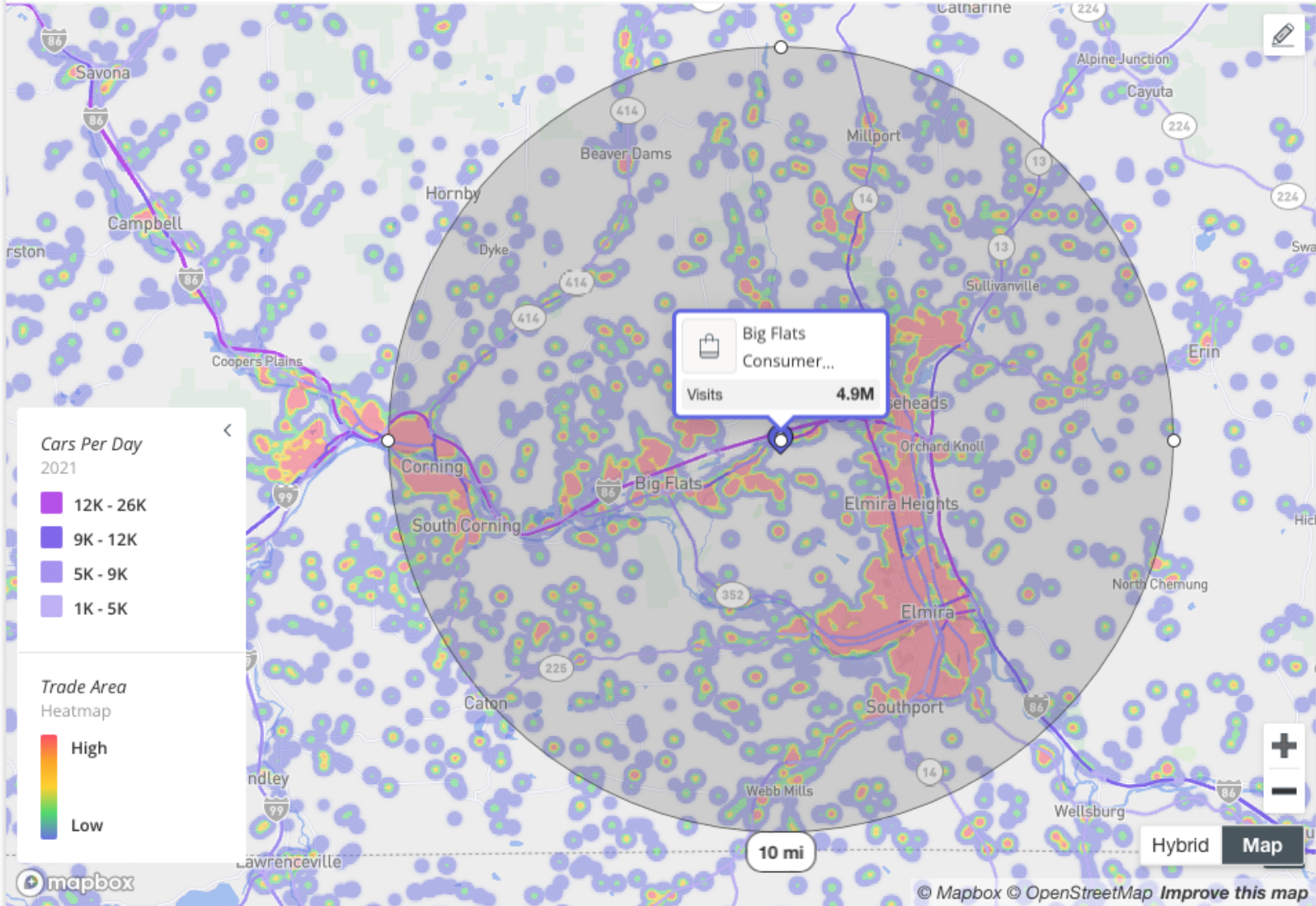


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Market Landscape



Home locations are obfuscated for privacy and randomly placed within a census block. They do not represent actual home addresses.

Big Flats Consumer Square 830 County Rd 64, Elmira, NY 14903 | Apr 1st, 2022 - Mar 31st, 2023
Data provided by Placer Labs Inc. (www.placer.ai)



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PLACER.AI PERFORMANCE

Retailers	Visits/Yr	Nation	Percentile	NY	Percentile	15 mi	Percentile
Walmart	2,800,000	116/3838	97	7/96	93	1/2	100
Sam's Club	1,500,000	300/563	46	5/12	66	1/1	100
Target	1,500,000	629/1781	64	30/68	57	1/1	100
Lowe's	862,700	170/1721	90	7/70	91	1/1	100
TJ Maxx	665,000	121/1127	89	6/61	91	1/1	100
Kohl's	523,000	236/1148	79	28/49	44	1/1	100
Hobby Lobby	377,800	306/925	67	3/21	90	1/1	100
Dick's Sporting Goods	368,300	232/667	65	21/37	45	1/1	100
Tops	282,500	94/134	30	86/119	28	3/3	33
Michaels	254,400	338/1094	69	30/54	46	1/1	100
Five Below	252,300	213/1040	79	18/51	66	1/1	100
Best Buy	241,200	650/866	25	26/36	30	1/1	100
ALDI	236,700	963/2046	52	71/110	36	1/3	100
Old Navy	227,600	195/874	77	19/43	58	1/1	100
PetSmart	224,900	324/1416	77	15/57	75	1/1	100
Barnes & Noble	217,600	367/470	22	19/25	28	1/1	100
HomeGoods	179,700	518/575	10	29/35	20	1/1	100
Dollar Tree	171,900	2375/6901	65	116/268	57	1/3	100
Plato's Closet	132,800	58/325	82	1/11	100	1/1	100
Harbor Freight Tools	102,100	576/1124	48	20/43	55	1/1	100
Jo-Ann Fabric	97,000	484/708	31	17/25	36	1/1	100
Staples	86,400	612/929	34	55/66	18	1/1	100
Party City	38,700	726/739	1	43/43	2	1/1	100



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PLACER.AI PERFORMANCE

Restaurants	Visits/Yr	Nation	Percentile	NY	Percentile	15 mi	Percentile
Texas Roadhouse	471,200	274/583	53	5/20	80	1/1	100
Cracker Barrel	340,300	282/656	57	3/9	77	1/1	100
Olive Garden	335,600	267/861	69	7/27	77	1/1	100
Ruby Tuesday	334,700	1/214	100	1/5	100	1/1	100
Panera	309,500	69/1843	96	10/93	90	1/1	100
Buffalo Wild Wings	232,300	387/1081	64	10/24	62	1/1	100
McDonald's	225,700	3463/12321	71	186/456	59	1/6	100
Moe's Southwest Grill	220,200	1/492	100	1/49	100	1/1	100
Chili's	205,400	490/1161	57	18/29	41	1/1	100
Red Robin	198,300	233/443	47	6/12	58	1/1	100
Applebee's	198,100	554/1508	63	50/79	37	1/1	100
Outback Steakhouse	178,500	296/659	55	11/23	56	1/1	100
Five Guys	167,300	53/1171	95	11/60	83	1/1	100
Taco Bell	163,000	251/6160	95	31/138	78	1/2	100
Wendy's	148,900	606/5382	88	48/180	73	2/3	66
Popeyes	138,600	206/2193	90	21/80	75	1/1	100
Charley's Philly Steaks	37,800	25/54	55	2/2	50	1/1	100



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DEMOGRAPHICS	1 MI	3 MI	5 MI	15 MIN
Population				
2022 Estimated Population	304	11,985	35,024	46,205
2027 Projected Population	300	11,607	34,187	45,146
2020 Census Population	348	12,092	35,769	47,009
2010 Census Population	374	11,651	36,559	48,995
2022 Median Age	42.0	46.2	42.9	41.1
Households				
2022 Estimated Households	122	4,973	14,629	19,191
2027 Projected Households	115	4,594	13,617	17,905
2020 Census Households	140	5,003	14,917	19,517
2010 Census Households	144	4,714	14,657	19,401
Race and Ethnicity				
2022 Estimated White	90.4%	87.6%	84.3%	82.1%
2022 Estimated Black or African American	2.7%	2.8%	8.2%	8.9%
2022 Estimated Asian or Pacific Islander	2.7%	4.6%	2.5%	3.4%
2022 Estimated American Indian or Native Alaskan	0.2%	0.2%	0.2%	0.2%
2022 Estimated Other Races	3.9%	4.7%	4.9%	5.5%
2022 Estimated Hispanic	3.0%	3.1%	3.3%	3.8%
Income				
2022 Estimated Average Household Income	\$109,482	\$98,057	\$86,946	\$77,961
2022 Estimated Median Household Income	\$106,896	\$78,090	\$64,969	\$57,810
2022 Estimated Per Capita Income	\$43,826	\$40,894	\$37,087	\$33,139
Education (Age 25+)				
2022 Estimated High School Graduate	12.9%	27.3%	31.7%	32.1%
2022 Estimated Some College	19.9%	17.2%	17.6%	17.7%
2022 Estimated Associates Degree Only	8.0%	14.2%	12.9%	13.0%
2022 Estimated Bachelors Degree Only	23.0%	19.1%	16.2%	14.7%
2022 Estimated Graduate Degree	33.1%	16.4%	13.5%	12.0%
2022 Estimated College Educated	84.0%	66.9%	60.2%	57.4%
Business				
2022 Estimated Total Businesses	157	498	1,249	1,801
2022 Estimated Total Employees	2,409	9,809	20,835	31,355
2022 Estimated Employee Population per Business	15.4	19.7	16.7	17.4
2022 Estimated Residential Population per Business	1.9	24.1	28.0	25.6



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