

# 110 EAST BROADWAY

FULTON, NY 13069



## AVAILABLE OPPORTUNITY

- » Former Walgreens Pharmacy for sale/lease
- » 11,397 SF
- » 1.19 acres

## PROPERTY HIGHLIGHTS

- » Prime location on East Broadway in the center of the City of Fulton
- » Signalized access
- » Ample parking
- » Just 1.16 miles from Cayuga Community College
- » Highly visible signage & traffic counts over 19,584 VPD



## FOR MORE INFORMATION, PLEASE CONTACT:



**JANELL VANEGRAS**

Licensed Real Estate Broker

585.615.1102 (c)

[Janell@VentureBrokerageGroup.com](mailto:Janell@VentureBrokerageGroup.com)

FORMER WALGREENS FOR SALE OR LEASE

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## PROPERTY PHOTOS



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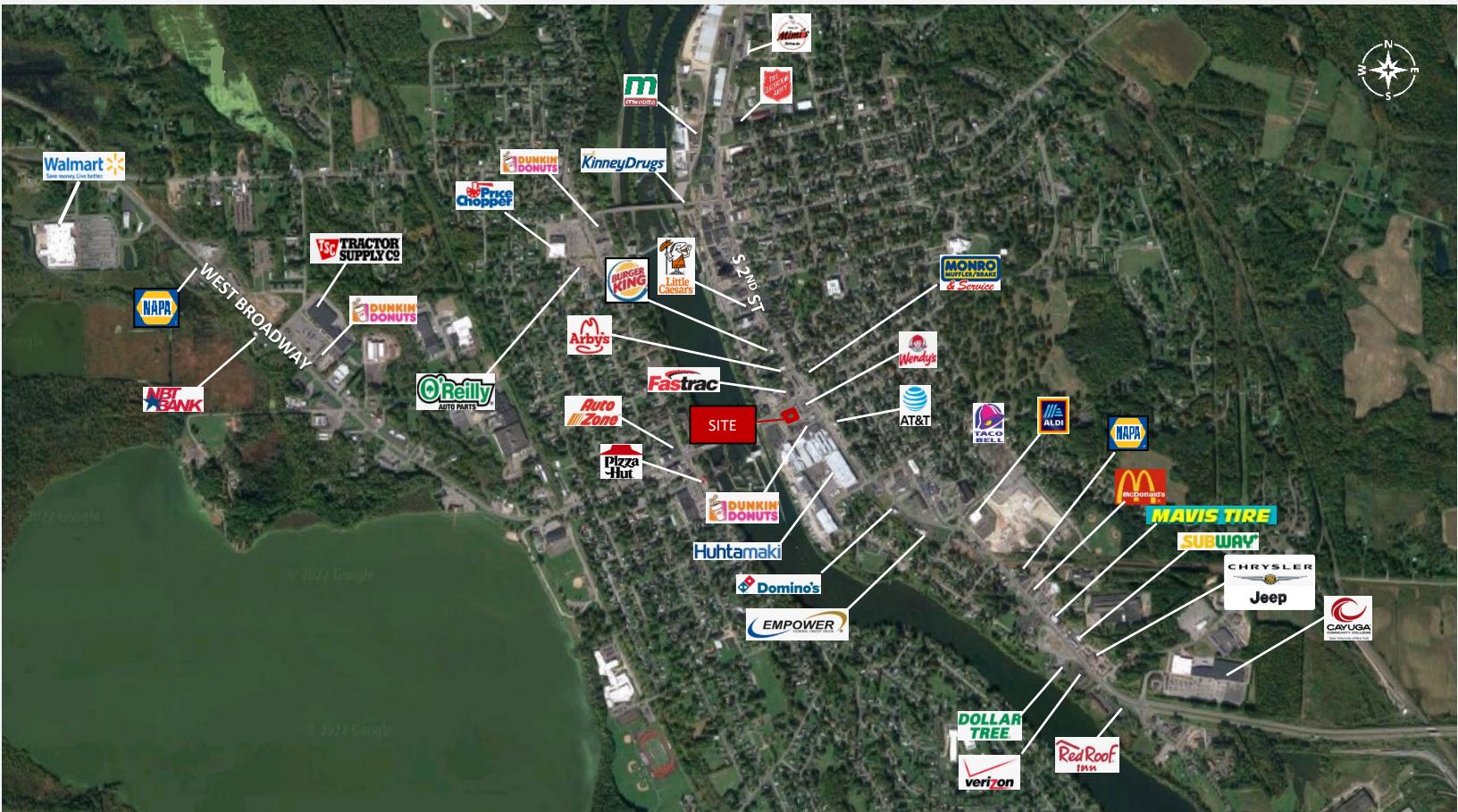
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**VENTURE**  
BROKERAGE GROUP

## MARKET AERIAL



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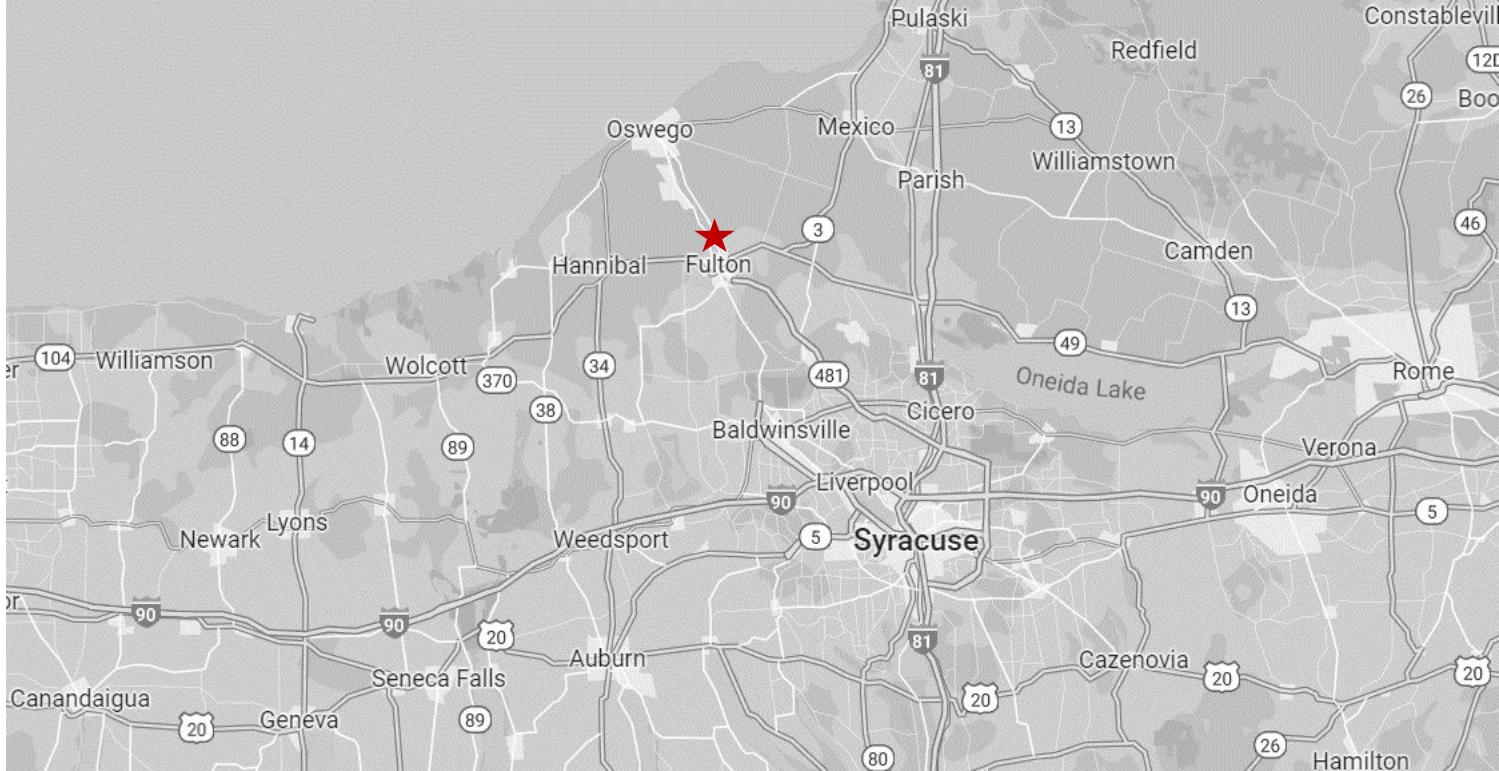
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## DEMOGRAPHICS



DEMOGRAPHIC SNAPSHOT	1 MILE	3 MILES	5 MILES
Total Population	9,689	15,302	21,054
Daytime Population	10,297	16,314	20,627
Households	3,939	6,193	8,418
Average Household Income	\$56,364	\$66,883	\$70,146

**543**

Businesses

**6,768**

Employees

**\$87,209**

Median Home Value

**38.7**

Median Age

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