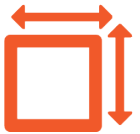


FOR SALE

13896 ROUTE 31, ALBION, NY 14411



0.75 +/- ACRES
2,216 +/- SF



7,160
VEHICLES PER DAY



\$349,900
LIST PRICE

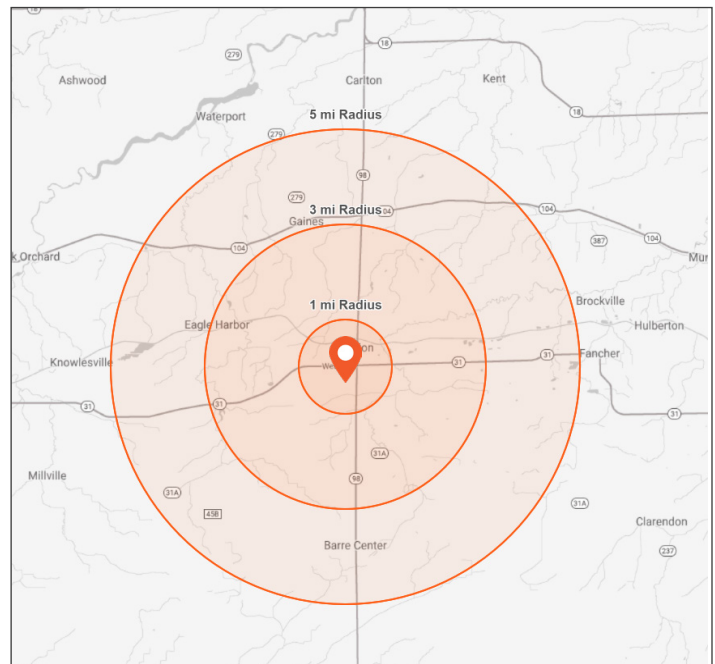
PROPERTY HIGHLIGHTS

Caliber Commercial Brokerage is pleased to represent this well-positioned 2,216 +/- sf / 0.75 acre commercial property on located on State Rte 31 in Albion, NY.

- Great development site
- Located across the street from Walmart
- Corner location with great visibility

OFFERING SUMMARY

Size	0.75 Acres/ 2,216 +/- SF
Traffic Counts	State Route 31: 7,160/ vpd
Price	\$349,900



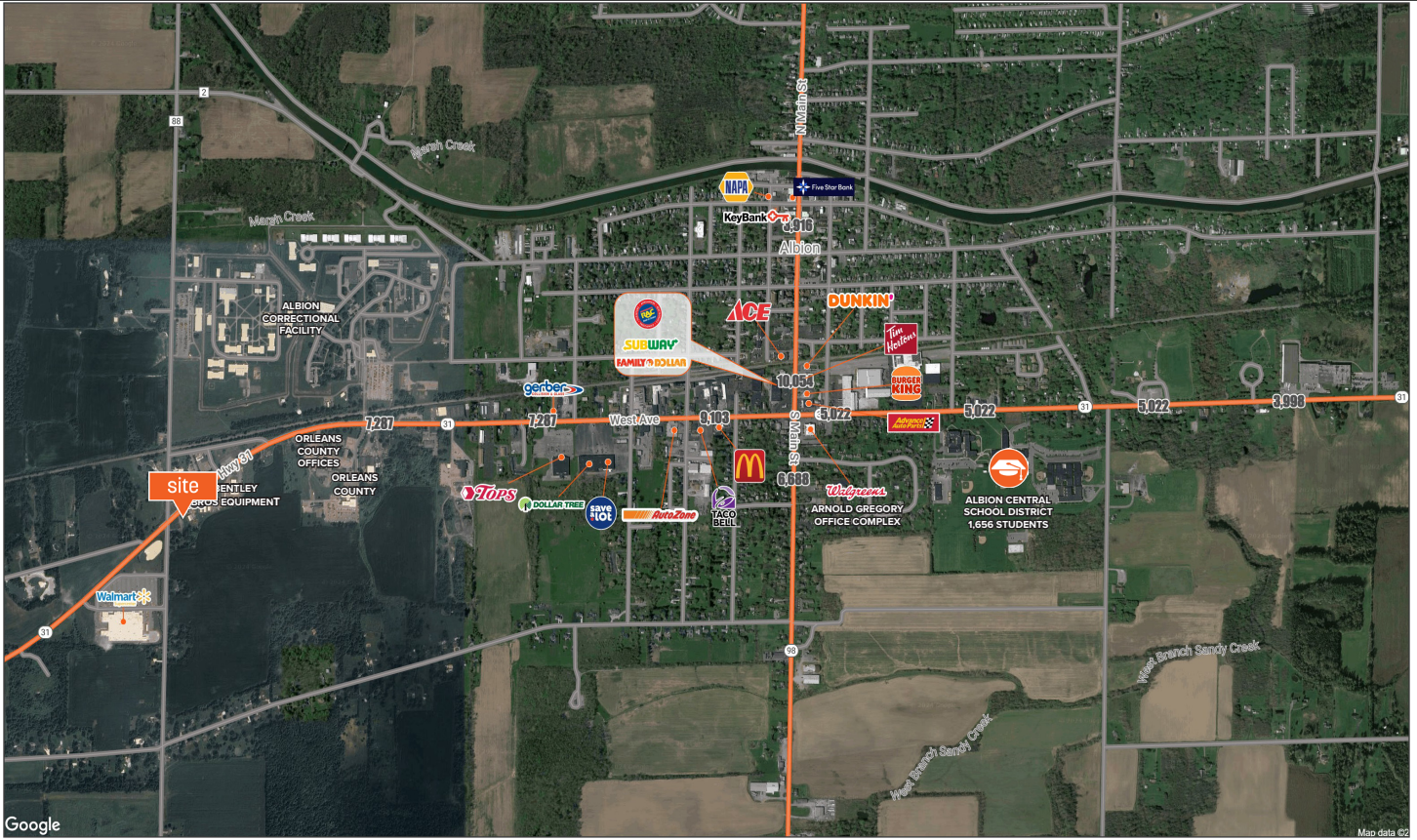
NEARBY RETAILERS



DEMOGRAPHICS	1 Mile	3 Miles	5 Miles
Population	4,739	8,652	10,895
Median HH Income	\$48,376	\$48,210	\$51,518
Households	1,878	3,289	4,219
Employees	2,639	3,523	3,848

FOR SALE

13896 ROUTE 31, ALBION, NY 14411



Richard J. Altier, Partner

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