

FOR SALE OR LEASE

25 East Main Street  
Morrisville, New York 13408



Great Location and Opportunity



## Up to 3,960± SF Retail Space Available

### Property Highlights

- Highly visible space with Route 20 frontage in the center of Morrisville
- Both endcap spaces are available: 3,960± SF and 3,171± SF
- Located near SUNY Morrisville
- Co-tenants include Subway, Xing Xing Kitchen, and Blue Cloud
- Space can also be subdivided
- Entire 12,000± SF strip center is also available for sale
- Ideal property for user/buyer as an investment

Demographic	1 Mile	3 Miles	5 Miles
Population	2,048	3,114	5,332
Households	241	823	1,737
Average H.H. Income	\$86,969	\$83,294	\$84,623
Daytime Employees	995	1,212	1,523
Source: ESRI Business Analyst 2022			

Traffic Counts	
Route 20 East	5,102 AADT
Source: NYS DOT 2019	

### Contact

**LEONARD DeSTEFANO**  
Real Estate Salesperson  
+1 315 382 0174  
ldestefano@pyramidbrokerage.com

5845 Widewaters Pkwy, Suite 200  
East Syracuse, New York 13057  
+1 315 445 1030  
pyramidbrokerage.com

**FOR SALE OR LEASE**

**25 East Main Street | Morrisville, New York**



*Independently Owned and Operated / A Member of the Cushman & Wakefield Alliance*

*Cushman & Wakefield Copyright 2022. No warranty or representation, express or implied, is made to the accuracy or completeness of the information contained herein, and same is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice, and to any special listing conditions imposed by the property owner(s). As applicable, we make no representation as to the condition of the property (or properties) in question.*

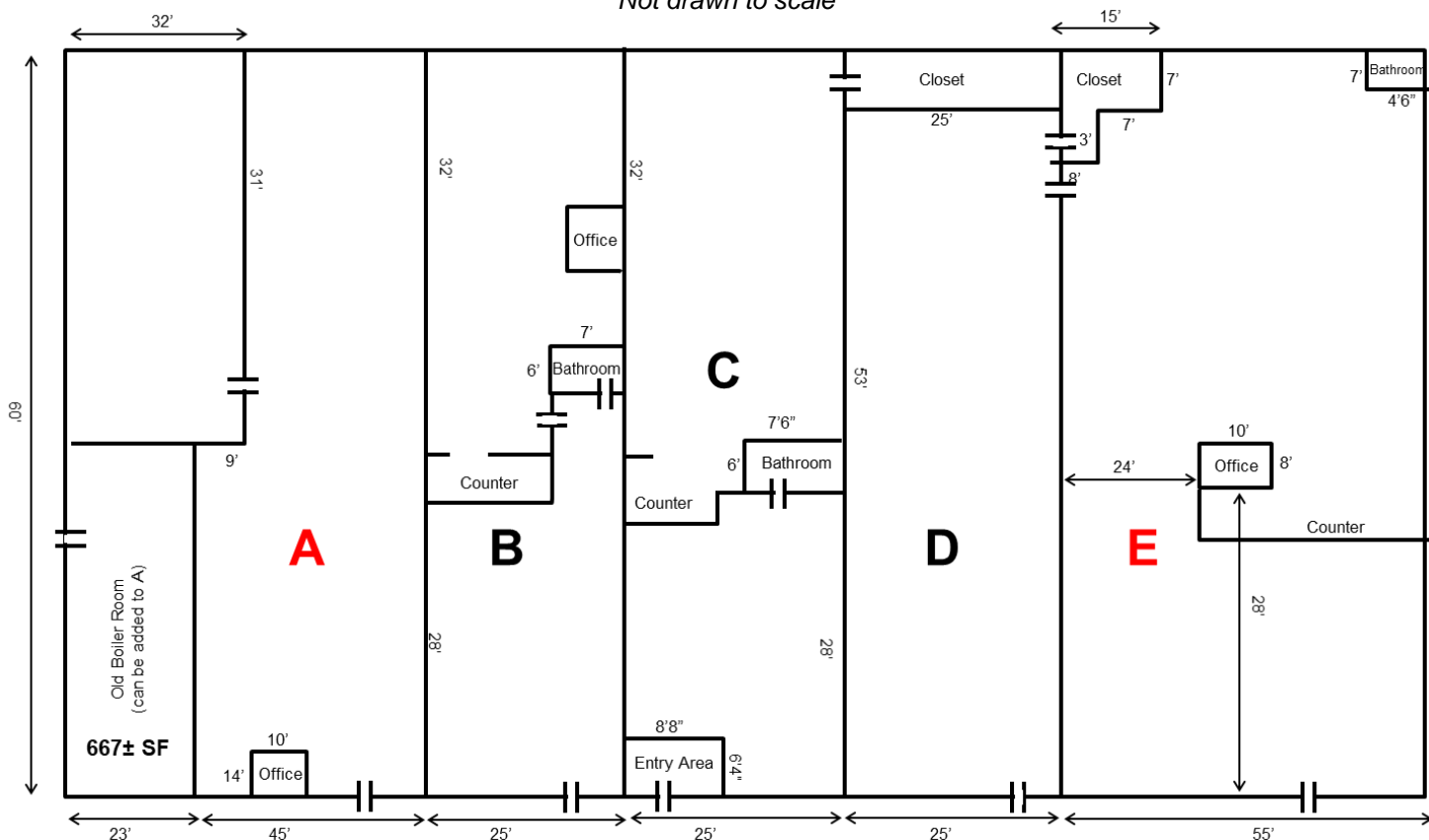
**FOR SALE OR LEASE**

**25 East Main Street | Morrisville, New York**



## Floor Plan

*Not drawn to scale*



**A – Available – 3,960± SF**

**B – Subway – 1,500± SF**

**C – Xing Xing Kitchen – 1,675± SF**

**D – Blue Cloud – 1,454± SF**

**E – Available – 3,171± SF**

FOR SALE OR LEASE

25 East Main Street | Morrisville, New York

