

41 – 43 Fall Street
Seneca Falls, NY 13148

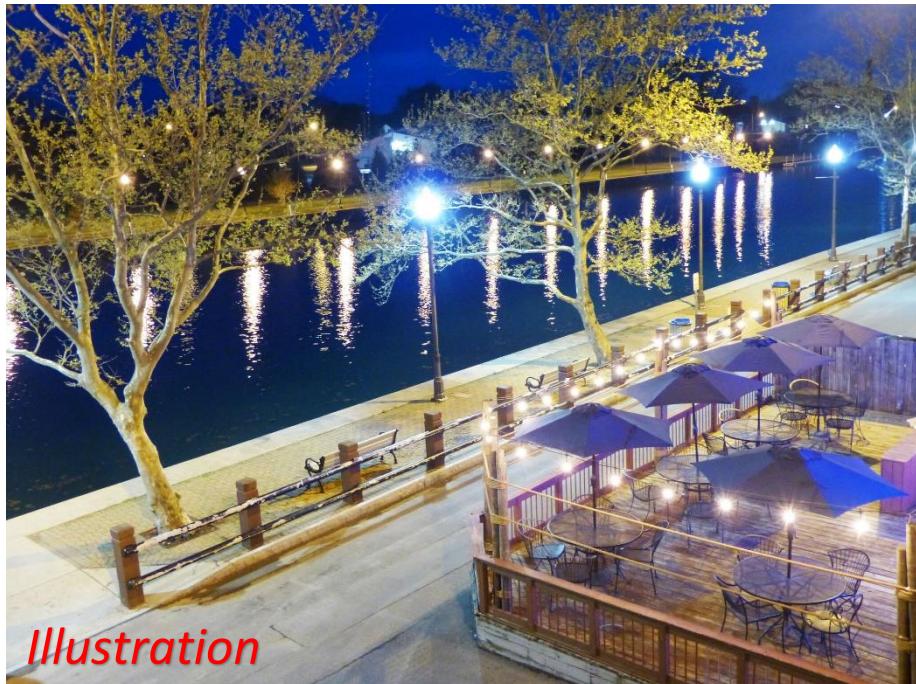
*For Lease – Waterfront Dining/Bar
Establishment on Main Corner*

Approximately 4,900 sf on the river in downtown Seneca Falls

Outdoor deck, some furniture, built in bar, kitchen, separate dining areas, and storage

Motivated property owners – open Spring 2024

Lease price subject to negotiations



O'CONNELL MORE
CONSULTING & REAL ESTATE

Christine O'Connell More, Broker

315 439 4816 christine@omconsults.com





Side walkway from Main St.



Side walkway from Main St.



Potential Signage



Kitchen Area



Back Dining Area

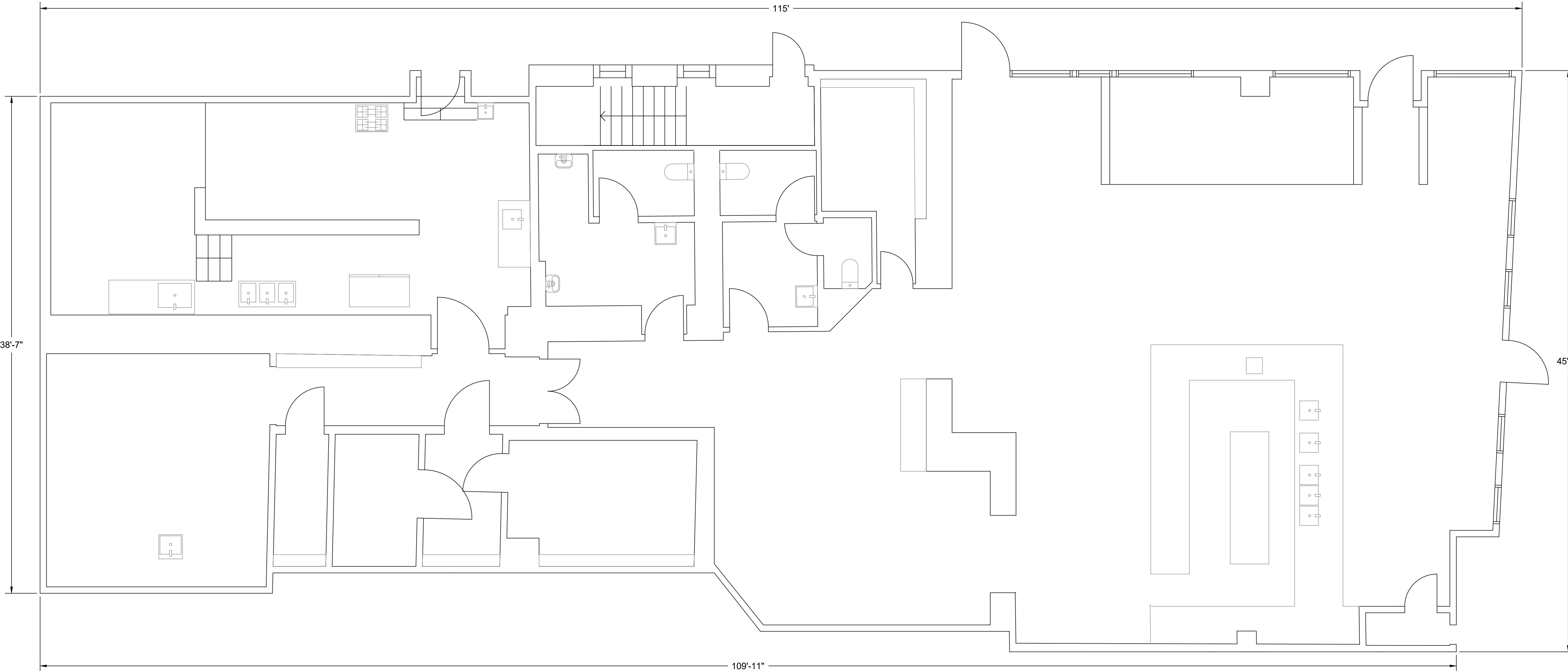


Water view

All information provided in this package is deemed to be from reliable sources but is not guaranteed. Prospective tenants are encouraged to perform standard due diligence. Some pictures show conditions with previous tenant to demonstrate potential.

GENERAL NOTES:
1. EXISTING FIRST FLOOR TO REMAIN.

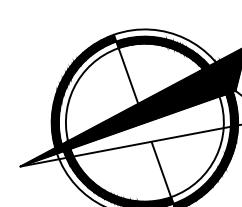
LAKESIDE ENGINEERING
Robert G. Harner, PE, PLLC
83 Fall Street
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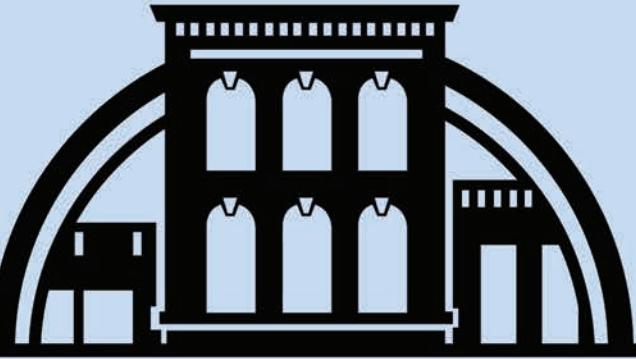


41-43 FALL ST. RENOVATIONS
MATT BELL
OHYH 251 MAIN, LLC
651 N BROAD
SUITE 201
MIDDLETON, DE 19709

MARK DATE DESCRIPTION
REVISIONS
PROJECT NO: 20220113.11
DATE: 02/22/2023
SCALE: AS SHOWN
UNAUTHORIZED ALTERATION OR ADDITION TO PLANS BEARING A LICENSED ENGINEER'S OR ARCHITECT'S SEAL IS A VIOLATION OF SECTION 7209 OF THE NEW YORK STATE EDUCATION LAW

EXISTING
FIRST FLOOR
TAVERN
PLAN





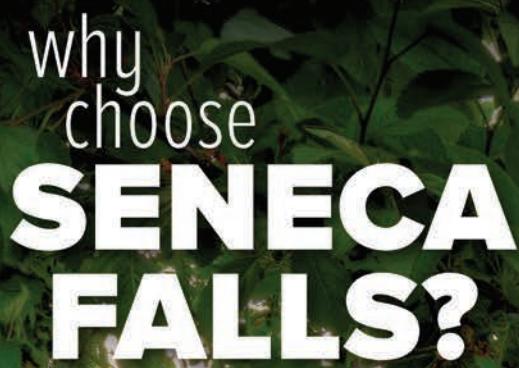
SENECA FALLS

NEW YORK

our history, your future



www.SENECAFALLS.info



why choose **SENECA FALLS?**



People from all over the world visit and reside in Seneca Falls for its location, community spirit, and accessibility to year-round fun activities.

If you are looking for a community to call home for your business, look no further than the beautiful town of Seneca Falls, New York. With a highly motivated and educated workforce, an active business community, and easy access to everything the Finger Lakes has to offer, we're on the cusp of a historic revitalization.

The Seneca Falls business community is already impressive, but we have so much more on the horizon. From established build-to-suit buildings in the heart of downtown to shovel-ready development sites nearby, we're ready to help you establish and strengthen your roots in Seneca Falls.

Our vibrant community shares a strong sense of place, an affection for the region, and the certainty of a bright future. When you choose Seneca Falls, you'll love where you work. More importantly, you'll love where you live, and we look forward to sharing everything our area has to offer.





Seneca Falls Quick Facts



Population: 6,493

Per Square Mile: 373
USA Average: 87



Air Quality: 83%

Ithaca, NY: 66%
Rochester, NY: 52%
Syracuse, NY: 60%
USA Average: 59%



Labor Force

Future Job Growth: 51.53%

(USA: 37.98%)

Jobs Increased 2.77%
(USA: 1.59%)

96% Employed



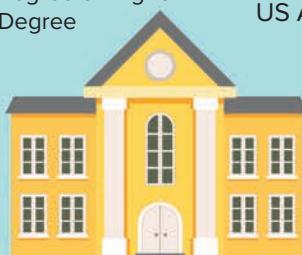
Top 3 By Occupation

Production/Transportation: 23%
Sales/Office/Administration: 22%
Construction/Development: 18%

Education Attainment

92% High School Degree or Higher
29% Bachelor's Degree or Higher
14% Associate's Degree

15+ Colleges
and Universities
within 45 miles.



11.4 Students per Teacher

US Average: 16.8

Blue Ribbon
School Award
Recipient 2010
(Cady Stanton).

Average Home Cost

\$86,900

Cost Index: 48 (USA Index: 100)



85 Total Cost of Living Index

USA Index: 100

Nearby Airports

Finger Lakes Regional
4 Miles

Syracuse International
47 Miles

Rochester International
58 Miles



6 Miles to New York State Thruway

Major state routes within Seneca Falls:

Route 414
Route 96

Route 5
Route 89

Route 20
Route 318





A History of Progress

When you relocate, expand, or decide to start your business in Seneca Falls, you'll gain a welcoming and supportive community. One that realizes the importance of preserving our past but also recognizes the importance of advancing towards the future.

The significance of our stamp on American history surrounds us. It also helps to guide us. To motivate us. The indomitable courage that once propelled Seneca Falls to national prominence and international significance as the birthplace of Women's Rights is back with a renewed spirit.

Motivated by the accomplishments of our past, business owners, community leaders, and residents alike each play critical and welcomed roles in our resurgence.

Since its inception, Seneca Falls has long been a community that embraces progressive thought, emerging technology, and comprehensive academia. We intend to carry that torch. Not only is this the best way to thrive, but it's also the most proper way to honor the legacy bestowed upon us.

DID YOU KNOW?

The Seneca Knitting Mill (pictured above) was built in 1844 and ran continuously for 155 years. A \$25M rehabilitation project is underway to make this site the new home of the National Women's Hall of Fame.

Seneca Falls was known as the fire engine capital of the United States.

All socks for the NHL, the National Basketball League and the first socks to go to the moon were once made in Seneca Falls.

Stars for the Hollywood Walk of Fame were made in Seneca Falls.





Huge Potential, Small Town Charm

Incorporated in 1831, Seneca Falls is located in the heart of the Finger Lakes region near the northern shore of Cayuga Lake.

Our forward-thinking community is poised to welcome professionals eager to escape the big city hustle without losing their competitive edge. In addition to the beauty of our downtown and waterfront areas, you'll find affordable housing, excellent schools, friendly conversations, and a wide variety of year-round recreational opportunities.

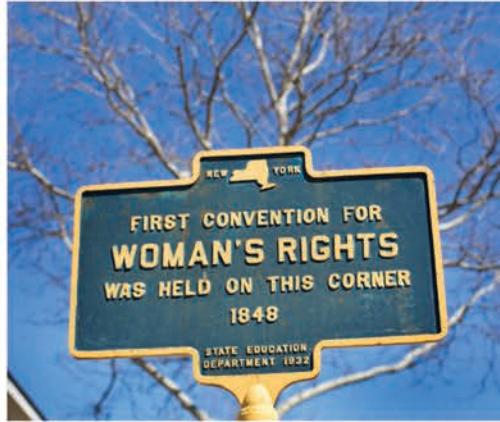
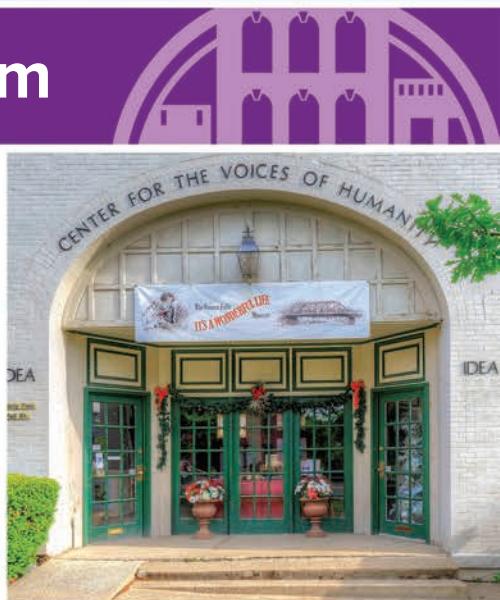
While we've set our sights on growing and diversifying our business base, we haven't forgotten the importance of maintaining a healthy balance between the pursuit of a brighter future and the history that forged our foundation.

“Seneca Falls has an empowering history and an exciting future. It’s critical that each is equally served as we progress.”

- Greg Zellers; Director, Seneca Falls Development Corp

When you visit us here in Seneca Falls, take a stroll down our friendly streets. Spend some time with the knowledgeable and passionate curators at one of our many museums. Visit the downtown shops on and around Fall Street, hit the trails for some outdoor recreation, or just enjoy the tranquility that surrounds you as you sit and reflect along the waterfront.

You can even lace up those running shoes and join hundreds of people in a wintry 5K race (pictured on the right) as part of our annual “It’s a Wonderful Life” celebration. Experience the charm of the iconic movie’s Bedford Falls, right here in the town famed for its inspiration.





Growing or Locating Your Business



Live. Work. Play.

Our abundant outdoor activities, vibrant cultural scene, nearby upscale casino resort, and historical significance all combine to serve as major tourism draws that can deliver a steady stream of customers.

Downtown Seneca Falls is a walkable community centered around Fall Street that caters to residents and visitors alike. The area is home to restaurants, museums, the National Women's Hall of Fame, performing arts studios, a wide variety of shops, professional offices, and the historical Gould Hotel, a modern 4-Star boutique destination.

Outside downtown, among the parks and scenic waterfront, Seneca Falls offers additional restaurants, hotels, groceries, service stations, office space, and additional convenient amenities.

From Small Family Businesses to Larger Box Stores to Manufacturing Facilities

We have available acreage and buildings suitable for a variety of businesses, from large manufacturing firms to small service businesses, many of which are located in incentivized zones.

Seneca Falls has access to cargo rail service, major thoroughfare, increased water and sewer capacity, infrastructure to handle significant development, and close proximity to two international airports along with a local airport just minutes away that can accommodate corporate jet aircraft.

Are you seeking open land where you can custom-build to specifications? Do you require a shovel-ready site within an industrial park? Maybe you prefer a bustling Main Street location? Or perhaps you need a commercial hub that's close to the highway and increased traffic. Whatever your business requires, Seneca Falls can accommodate.



Business Support and Resources

How Can We Help Your Business?

With numerous local entities eager to help your company find and retain talent, provide training, secure financial support, and grow your business, we're ready to go to work on your behalf.

Just some of the organizations you can rely on, include:

- **Seneca Falls Development Corporation**
- **Seneca Falls Business Association**
- **Seneca County Chamber of Commerce**
- **Seneca County Industrial Development Agency**
- **Seneca County Small Business Development Center**

Whether your business is new to Seneca Falls or you are looking to expand operations, we'll put our economic development tools and resources into action to help streamline your development process.

Your success is our success, and we stand ready to work with you and your team.

HOW THE SFDC CAN HELP

The Seneca Falls Development Corporation (SFDC) was formed as an extension of the Town Council to help support economic and community development within the Town of Seneca Falls.

Through the implementation of programs, projects, and activities that encourage growth and business center improvement, the SFDC can help make your transition to, or expansion within Seneca Falls a successful one.

From site selection to incentive pursuits to guiding you through planning and permitting, we're here to make things easier. Connect with us at <http://senecafalls.info> and together we'll take the first step.



Location, Location, Location!

It doesn't get much better than Seneca Falls. Situated at the northern end of Cayuga Lake, we're a convenient 45 minute drive to three major metro areas: Rochester, Syracuse, and Ithaca.

We're minutes from the New York State Thruway, close to the Cayuga and Seneca Wine Trails, central to eight major colleges and universities, within an hour of two international airports, and have six major State routes which have seen substantial annual traffic increases.



Wellness and Recreation



From one of the finest recreational centers in the area to the many outdoor options on and off the water, residents and visitors alike can maintain happy, healthy bodies that are ready for their next adventure.

The Seneca Falls Community Recreation Center (pictured above) is a 21,800 square-foot facility located one block from the Women's Rights National Historic Monument. The ADA-accessible, air-conditioned indoor gymnasium includes a full-sized basketball court for tournament play, two cross-court basketball and volleyball courts, and plenty of room to handle community events. The center also features a multi-use activity room, a diverse fitness area, a game room, public lounge, and large south-facing windows that overlook the water.

Other nearby recreational options are just minutes away, including:

HIKE, SWIM, or FISH at Cayuga Lake State Park

EMBRACE NATURE at the Montezuma National Wildlife Refuge

TEE OFF at one of many nearby golf courses

SWIM, BBQ, or PLAY at Vince's Park

BOAT, KAYAK, or CANOE on Van Cleef Lake, Cayuga Lake, the Cayuga-Seneca Canal, and others

BECOME INSPIRED at the National Women's Hall of Fame and Women's Rights National Park

EXPAND your horizons with community programs

EXPERIENCE the award-winning and nationally-recognized wineries along the Cayuga Wine Trail

WALK or HIKE at the Seneca Meadows Wetlands Preserve or along the Ludovico Sculpture Trail

BOAT and DOCK within Canal Harbor

TOUR the Seneca Falls Historical Society Museum

DANCE at summer concerts in People's Park

EAT HEALTHY at the Seneca Falls Farmers Market

GET NOSTALGIC at the "It's a Wonderful Life" Museum and learn about our role in the iconic film



The Women's Right to Run is an annual event featuring both a 19K and a 5K race through historic Seneca Falls. Open to all, the race celebrates women's rights history while also supporting the National Women's Hall of Fame's fundraising campaign.



Year-Round Destinations

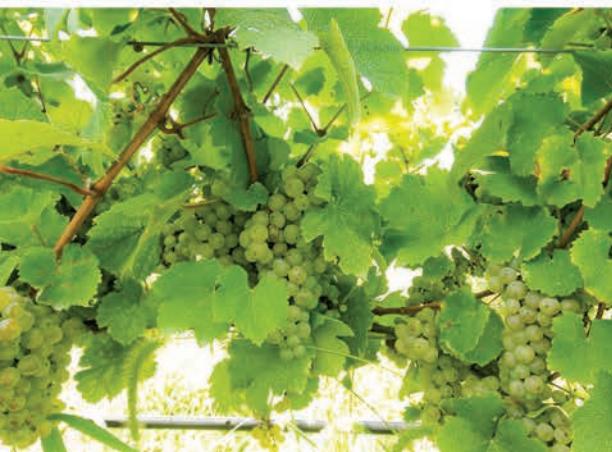
Seneca Falls is set in an area where visitors feel like locals and locals play like visitors. With easy access to a myriad of indoor and outdoor year-round activities and experiences, the Finger Lakes region provides an abundance of lakes, rivers, nature trails, and hiking, biking, and boating opportunities.

Within 30 Miles of Seneca Falls

Bristol Mountain Ski Resort
del Lago Casino & Resort
Roseland Waterpark
Sampson State Park
Cayuga Lakeside Stables
Seneca Lake State Park
Seneca Lake Wine Trail
Chimney Bluffs State Park
Canalway Trail
Merry-Go-Round Playhouse
Finger Lakes Scenic Railway

Within 60 Miles of Seneca Falls

Greek Peak Ski Resort & Water Park
Taughannock Falls State Park
Robert H. Treman State Park
Buttermilk Falls State Park
Finger Lakes Paddleboard
Carrier Dome at Syracuse University
Syracuse Chiefs Minor League Baseball
Rochester Red Wings Minor League Baseball
Watkins Glen State Park
Sonnenberg Gardens & Mansion State Historic Park
Cayuga Nature Center
Museum of the Earth
Tinker Nature Park
Song Mountain Ski Resort
Labrador Mountain
Beaver Lake Nature Center and Trails
Corning Museum of Glass





Embracing Education and Learning

Seneca Falls caters to a fast-growing community of young families with diverse educational opportunities.

Our award-winning schools provide the classroom instruction and accelerated programs children need to prepare for a life after or in place of college.

Further enhancing our educational environment is the Seneca Falls Public Library (pictured above), which is located just a few blocks from our historic downtown district. The mission of the Seneca Falls Library is to help serve the community's educational, informational and leisure needs through the provision of literary materials, community programs, meeting venues, and multimedia services.

Expanding beyond our borders, Seneca Falls is also central to numerous prestigious colleges and universities, including Syracuse University, Hobart William Smith, Wells College, Cornell University, Ithaca College, Finger Lakes Community College, Cayuga Community College, R.I.T., and multiple SUNY campuses from which you can draw talent.

Whether viewing our educational surroundings from an employer point of view or a parental point of view, Seneca Falls provides its students (both young and old) with prime opportunities for advancement and ongoing learning.

AREA SCHOOLS & COLLEGES

Frank Knight Elementary

Named for former Board of Education President Frank Knight, this school houses grades K-2.

Cady Stanton Elementary

Named after suffrage activist Elizabeth Cady Stanton, who lived in Seneca Falls, the school houses grades 3-5. In 2010, Elizabeth Cady Stanton Elementary received a National Blue Ribbon Award, the highest award given by the United States Department of Education.

Seneca Falls Middle School

Affixed to the high school it prepares students for, the middle school serves grades 6-8.

Mynderse Academy

Our high school houses grades 9-12 and enjoys a reputation for quality academics, athletics, and community spirit.

New York Chiropractic College

Founded in 1919 and relocated to Seneca Falls in 1991, NYCC is one of only 18 chiropractic colleges in the United States.

Start Your Journey.

we're ready to do business



Talented, Motivated Workforce

Businesses have access to a growing, well-educated, and highly-skilled local and regional work force. Job training programs are also available through local programs and schools. 37 is the median age; 92% high school graduates; 29% hold bachelor degrees or higher; and 14% hold associates degrees.



Established & Shovel-Ready Sites

From our historic buildings in downtown to business and industrial parks, Seneca Falls offers a wide range of site opportunities. We have vacant acreage and buildings that are suitable for a variety of businesses, from large manufacturing firms to small service shops. Some of these properties are also eligible for property tax incentives.



Active Business Community

Seneca Falls has a fast-growing network of businesses that profit from our recreation options, natural surroundings, historical significance, booming tourism, and supportive local business resources. Strong collaboration between businesses and community leaders help maintain the driving force behind our progress.



Accessible Adventures

We love hearing stories from those who traded in hour-long commutes for the serenity of the Finger Lakes. They still work hard, they just enjoy playing harder, and the peace of mind gained only sweetens the experience. With recreational opportunities abound, be ready to plan nearby adventures on all types of terrain.



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