

119 W SECOND STREET

119 W Second Street
Elmira, NY 14901



PROPERTY DESCRIPTION

Former freestanding pharmacy with a drive-thru available for lease or sale. The building offers a large parking lot, multiple curb cuts, a recently updated facade, and two pylon signs for added visibility in addition to building signage. Located on a corner lot, this building is well located in downtown Elmira to accommodate a variety of retail or restaurant concepts.

LOCATION DESCRIPTION

The available former freestanding pharmacy is located in Downtown Elmira, in New York's Southern Tier region. Nearby retailers include WEIS Markets, Walgreens, ALDI, Dollar Tree, Dollar General, Pizza Hut, Advance Auto Parts, Firestone. Generators in the area include St Joseph's Hospital & AOMC Hospital (176 beds), Elmira College, and the LECOM Event Center, a 3,784 seat multi-purpose facility.

PROPERTY HIGHLIGHTS

- Recently renovated building facade
- Corner Lot
- Two pylon signs
- Multiple curb cuts
- Property Taxes: \$73,003.15/yr

OFFERING SUMMARY

Lease Rate:	\$14.00 SF/yr (NNN)
Sale Price:	\$1,800,000
Building Size:	10,945 SF

Brian Donovan
716.998.2943 | brian@donovanres.com
460 East Ave, Rochester, NY 14607
www.donovanres.com

Daniel B. Barnes
314.422.2472 | dbarnes@lee-associates.com
1 McBride & Sons Center Drive, Suite 140 St. Louis, MO 63005
www.lee-associates.com

119 W SECOND STREET

119 W Second Street
Elmira, NY 14901



Corner lot with pylon signage



Building has a drive-thru

Brian Donovan
716.998.2943 | brian@donovanres.com
460 East Ave, Rochester, NY 14607
www.donovanres.com

Daniel B. Barnes
314.422.2472 | dbarnes@lee-associates.com
1 McBride & Sons Center Drive, Suite 140 St. Louis, MO 63005
www.lee-associates.com

119 W SECOND STREET

119 W Second Street
Elmira, NY 14901

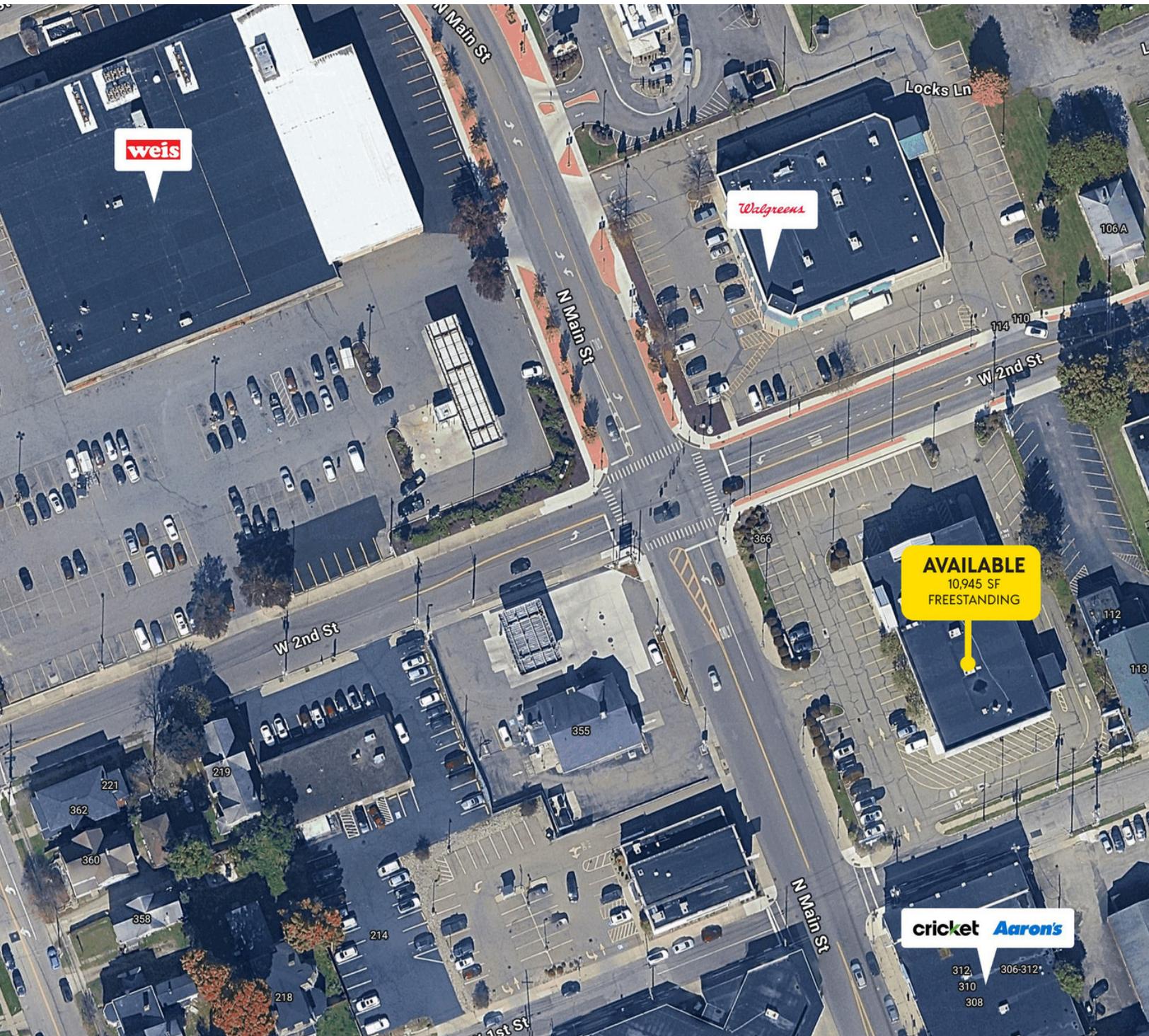


Brian Donovan
716.998.2943 | brian@donovanres.com
460 East Ave, Rochester, NY 14607
www.donovanres.com

Daniel B. Barnes
314.422.2472 | dbarnes@lee-associates.com
1 McBride & Sons Center Drive, Suite 140 St. Louis, MO 63005
www.lee-associates.com

119 W SECOND STREET

119 W Second Street
Elmira, NY 14901



Brian Donovan
716.998.2943 | brian@donovanres.com
460 East Ave, Rochester, NY 14607
www.donovanres.com

Daniel B. Barnes
314.422.2472 | dbarnes@lee-associates.com
1 McBride & Sons Center Drive, Suite 140 St. Louis, MO 63005
www.lee-associates.com

119 W SECOND STREET

119 W Second Street
Elmira, NY 14901



Brian Donovan
716.998.2943 | brian@donovanres.com
460 East Ave, Rochester, NY 14607
www.donovanres.com

Daniel B. Barnes
314.422.2472 | dbarnes@lee-associates.com
1 McBride & Sons Center Drive, Suite 140 St. Louis, MO 63005
www.lee-associates.com

119 W SECOND STREET

119 W Second Street
Elmira, NY 14901



DEMOGRAPHICS	3 MI	5 MI	7 MI	15 MIN
Population				
2025 Estimated Population	41,703	49,151	63,784	57,492
2030 Projected Population	40,200	47,337	61,331	55,245
2020 Census Population	43,006	50,809	66,299	59,609
2010 Census Population	46,865	54,934	70,250	63,065
2025 Median Age	38.6	39.4	41.0	40.6
Households				
2025 Estimated Households	17,680	21,101	27,342	24,783
2030 Projected Households	17,076	20,368	26,371	23,891
2020 Census Households	17,982	21,481	27,992	25,316
2010 Census Households	18,394	21,858	28,175	25,546
Race and Ethnicity				
2025 Estimated White	80.4%	82.0%	83.9%	83.5%
2025 Estimated Black or African American	11.0%	9.7%	7.9%	8.2%
2025 Estimated Asian or Pacific Islander	0.9%	1.0%	1.6%	1.6%
2025 Estimated American Indian or Native Alaskan	0.3%	0.3%	0.2%	0.2%
2025 Estimated Other Races	7.5%	7.0%	6.3%	6.4%
2025 Estimated Hispanic	4.8%	4.5%	4.0%	4.0%
Income				
2025 Estimated Average Household Income	\$78,673	\$80,850	\$85,129	\$81,826
2025 Estimated Median Household Income	\$58,183	\$60,576	\$63,531	\$61,462
2025 Estimated Per Capita Income	\$33,533	\$34,868	\$36,660	\$35,451
Education (Age 25+)				
2025 Estimated High School Graduate	34.8%	34.6%	34.1%	34.6%
2025 Estimated Some College	16.9%	17.3%	17.1%	17.1%
2025 Estimated Associates Degree Only	12.5%	12.8%	13.1%	13.2%
2025 Estimated Bachelors Degree Only	13.1%	13.5%	14.7%	14.0%
2025 Estimated Graduate Degree	10.6%	10.8%	11.4%	11.1%
2025 Estimated College Educated	53.1%	54.4%	56.3%	55.4%
Business				
2025 Estimated Total Businesses	1,163	1,439	2,029	1,895
2025 Estimated Total Employees	18,405	22,200	30,950	29,232
2025 Estimated Employee Population per Business	15.8	15.4	15.3	15.4
2025 Estimated Residential Population per Business	35.9	34.2	31.4	30.3

Brian Donovan
716.998.2943 | brian@donovanres.com
460 East Ave, Rochester, NY 14607
www.donovanres.com

Daniel B. Barnes
314.422.2472 | dbarnes@lee-associates.com
1 McBride & Sons Center Drive, Suite 140 St. Louis, MO 63005
www.lee-associates.com