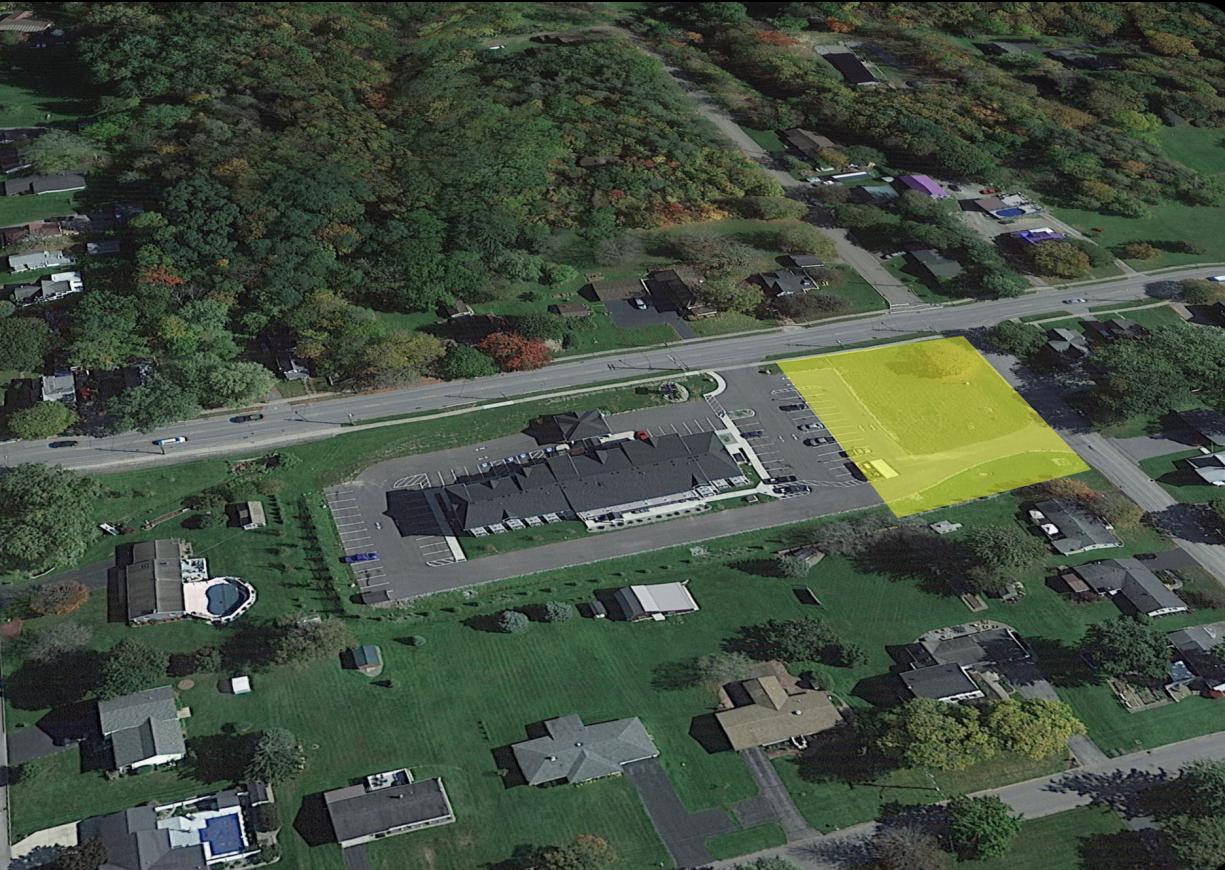


FOR SALE



# Warsaw Pad-Site

283 N Main Street  
Warsaw, NY 14569



Michael Conroy

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# Property Summary

283 N Main Street, Warsaw, NY 14569

FOR SALE



## PROPERTY DESCRIPTION

FOR SALE Warsaw Pad-Site 283 N Main Street, Warsaw, NY 14569 Discover a lucrative investment opportunity in the charming Village of Warsaw, NY. Presenting the Warsaw Pad-Site, a prime retail location nestled on a spacious 0.7-acre lot. Situated adjacent to the bustling Micotel Hotel and surrounded by renowned national retailers such as Walmart, Tops Supermarkets, Dunkin, and Taco Bell, this property promises high visibility and steady traffic flow. The Warsaw Pad Site boasts shovel-ready status, making it an ideal choice for entrepreneurs and developers seeking convenience and efficiency. All utilities are readily available on-site, streamlining the construction process. With a traffic count of 11,148, this property serves as an exceptional opportunity to tap into the steady consumer base of Warsaw Village. Don't miss your chance to own a lucrative piece of the commercial real estate market.

## PROPERTY HIGHLIGHTS

- Shovel ready
- Utilities on-site
- Adjacent to Micotel Hotel

## OFFERING SUMMARY

Sale Price: \$150,000

Lot Size: 0.7 Acres

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**COMMERCIAL**

# Location Map

283 N Main Street, Warsaw, NY 14569

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Map data ©2025 Imagery ©2025 CNES / Airbus, Landsat / Copernicus, Maxar Technologies

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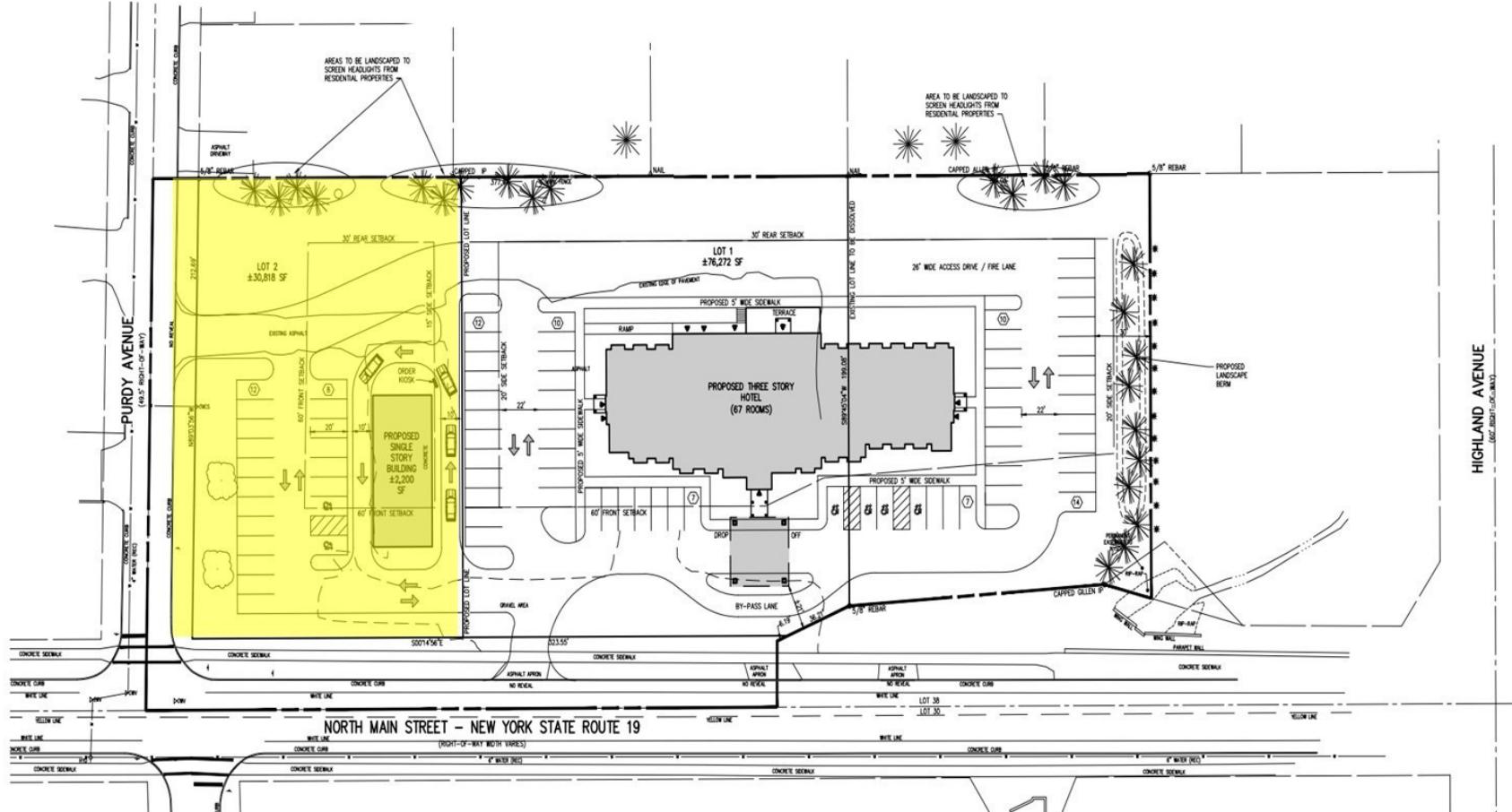


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# Site Plans

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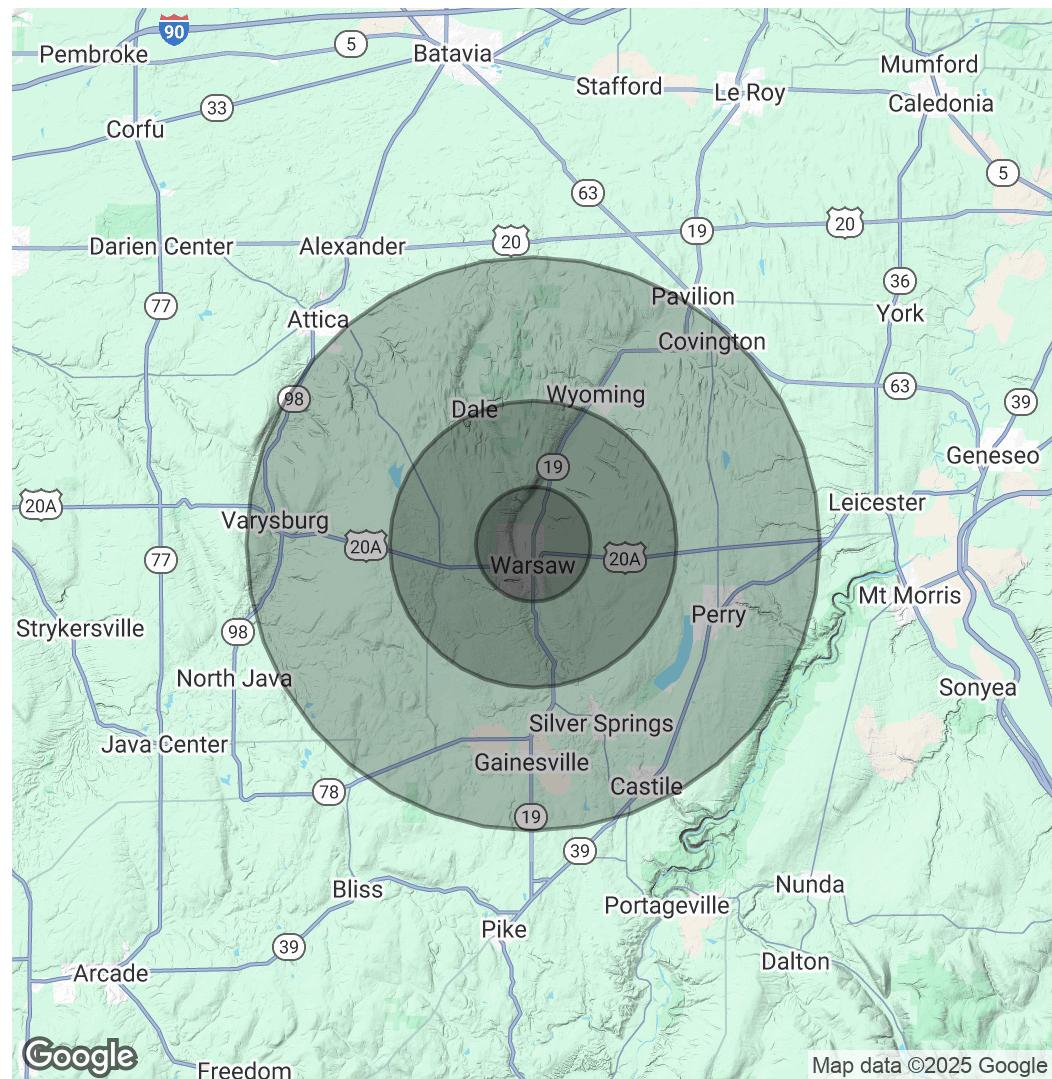
# Demographics Map & Report

283 N Main Street, Warsaw, NY 14569

FOR SALE

POPULATION	2 MILES	5 MILES	10 MILES
Total Population	3,324	6,945	24,508
Average Age	47.8	46.9	43.2
Average Age (Male)	43.7	45.0	42.0
Average Age (Female)	49.2	47.5	40.0
HOUSEHOLDS & INCOME	2 MILES	5 MILES	10 MILES
Total Households	1,703	3,460	10,899
# of Persons per HH	2.0	2.0	2.2
Average HH Income	\$59,359	\$64,786	\$60,545
Average House Value	\$106,264	\$115,961	\$117,724

2020 American Community Survey (ACS)



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# Meet the Team

283 N Main Street, Warsaw, NY 14569

FOR SALE



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