

201 ELM ST

201 Elm St
Penn Yan, NY 14527



LAND FOR LEASE



Brian Donovan
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460 East Ave, Rochester, NY 14607
www.donovanres.com
NY #10491202934



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PROPERTY DESCRIPTION

Rare opportunity for vacant land in the center of Penn Yan. Corner lot with three curb cuts sitting at a signalized intersection in downtown Penn Yan. Ideal location for QSR, banking, car wash, or freestanding retailers.

LOCATION DESCRIPTION

Penn Yan, on the north end of Keuka Lake, was named for its early Pennsylvania and Yankee settlers. Recognized by "The 100 Best Small Towns In America" as an outstanding community, Penn Yan offers public parks with swimming beaches, picnic facilities and pavilions, playgrounds, tennis courts, public boat dockage, a variety of shops, cafes, pubs, and restaurants, and more. This is a rare opportunity for vacant land in the center of Penn Yan.

PROPERTY HIGHLIGHTS

- Corner Lot
- Signalized Intersection
- Three curb cuts

OFFERING SUMMARY

Lease Rate	\$100,000/yr
Lot Size:	1.2 Acres



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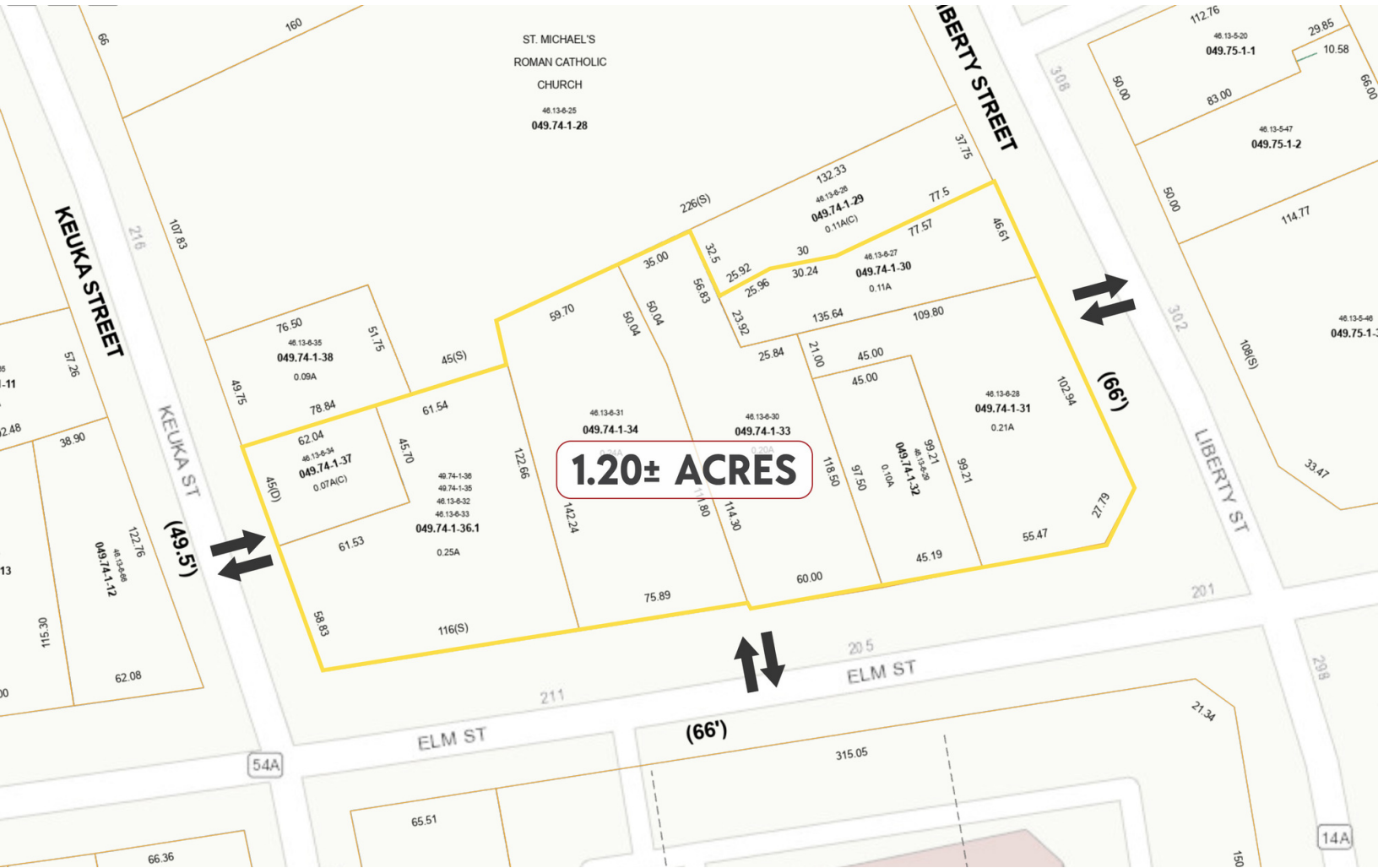


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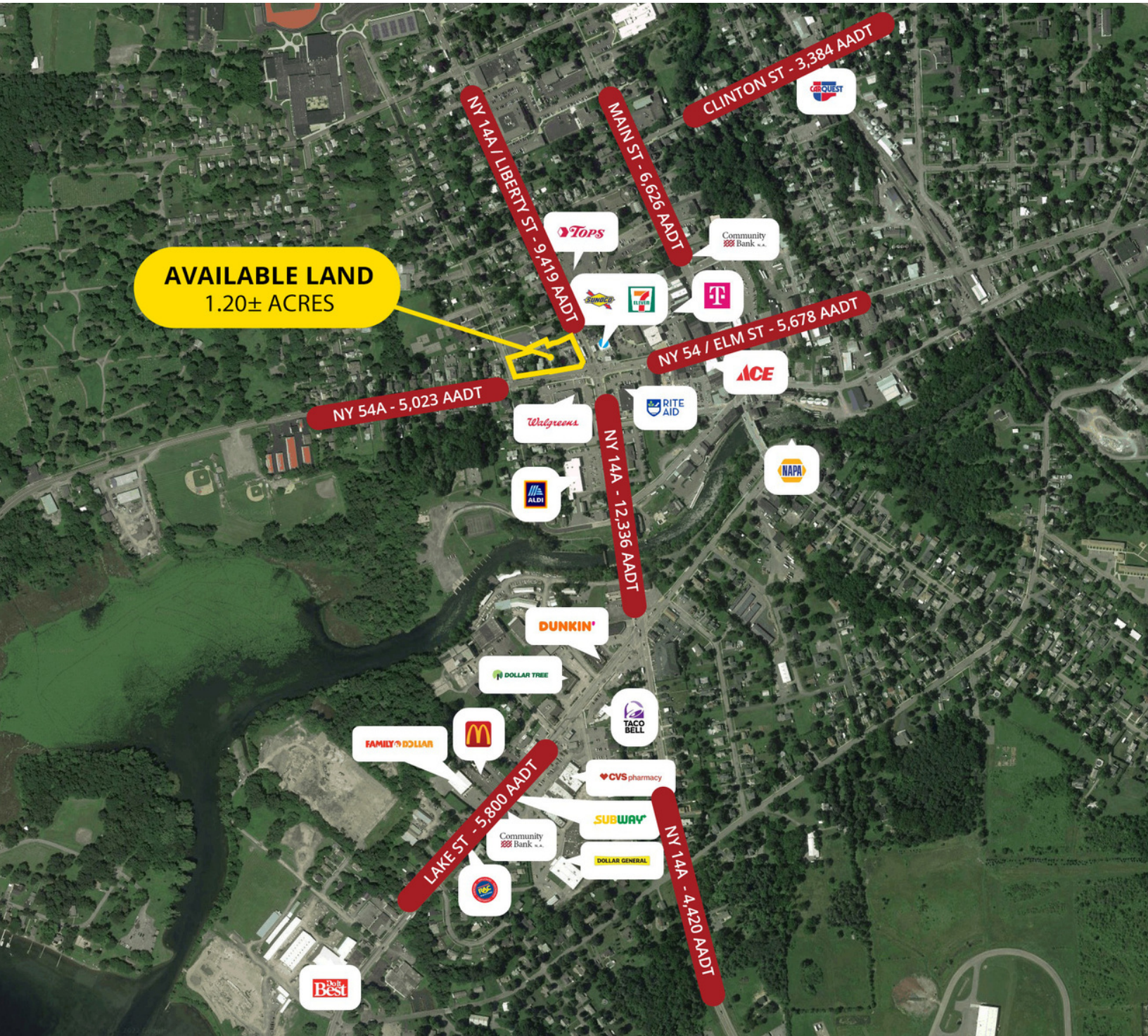


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Demographic Report	1 Mi.	2 Mi.	3 Mi.	10 Min.
Population				
2023 Estimated Population	4,971	6,254	7,207	10,301
2028 Projected Population	4,872	6,129	7,052	10,039
2020 Census Population	5,098	6,363	7,325	10,438
2010 Census Population	5,224	6,547	7,520	10,639
2023 Median Age	40.6	41.6	42.1	40.6
Households				
2023 Estimated Households	2,212	2,733	3,112	4,084
2028 Projected Households	2,048	2,528	2,875	3,750
2020 Census Households	2,264	2,774	3,156	4,134
2010 Census Households	2,184	2,720	3,111	4,119
Race and Ethnicity				
2023 Estimated White	92.0%	92.1%	92.3%	87.5%
2023 Estimated Black or African American	2.6%	2.7%	2.6%	2.2%
2023 Estimated Asian or Pacific Islander	0.7%	0.7%	0.7%	6.6%
2023 Estimated American Indian or Native Alaskan	0.1%	0.1%	0.1%	0.1%
2023 Estimated Other Races	4.6%	4.4%	4.3%	3.6%
2023 Estimated Hispanic	4.7%	4.4%	4.3%	3.6%
Income				
2023 Estimated Average Household Income	\$65,175	\$70,996	\$74,170	\$83,766
2023 Estimated Median Household Income	\$51,007	\$52,379	\$54,739	\$60,365
2023 Estimated Per Capita Income	\$29,527	\$31,577	\$32,585	\$33,978
Education (Age 25+)				
2023 Estimated High School Graduate	37.2%	36.6%	35.7%	33.6%
2023 Estimated Some College	16.4%	16.3%	16.2%	16.2%
2023 Estimated Associates Degree Only	11.2%	11.3%	11.3%	10.9%
2023 Estimated Bachelors Degree Only	14.4%	14.4%	14.8%	15.9%
2023 Estimated Graduate Degree	9.4%	10.4%	10.9%	12.4%
2023 Estimated College Educated	51.4%	52.4%	53.2%	55.4%
Business				
2023 Estimated Total Businesses	278	301	322	365
2023 Estimated Total Employees	3,364	3,577	3,725	4,256
2023 Estimated Employee Population per Business	12.1	11.9	11.6	11.7
2023 Estimated Residential Population per Business	17.9	20.8	22.4	28.2



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