

FOR SALE – ASKING \$750,000

Property Highlights

- 1+/- acre out-parcel development opportunity in grocery anchored shopping center
- Former Ponderosa Steakhouse site
- Join Tops Markets and brand-new Sherwin Williams store
- Neighboring businesses include Auto Zone, Advanced Auto, Dollar General, Bob Evan's Restaurant, Rent A Center, Subway, Wendy's, Monroe Muffler and more.
- New corner development includes Starbucks and Jersey Mike's
- All public utilities available
- Parcel is for sale however; owner will consider ground lease and BTS projects as well
- Sale will require subdivision from larger parcel
- Exact lot size TBD by subdivision map

Location Highlights

- Located just off Exit #45 on Interstate 86 (Riverside Exit)
- Located midway between downtown Corning (Market Street and GLW World Headquarters) and Erwin (Walmart/Home Depot)
- Rooftop location, with easy access to the Interstate



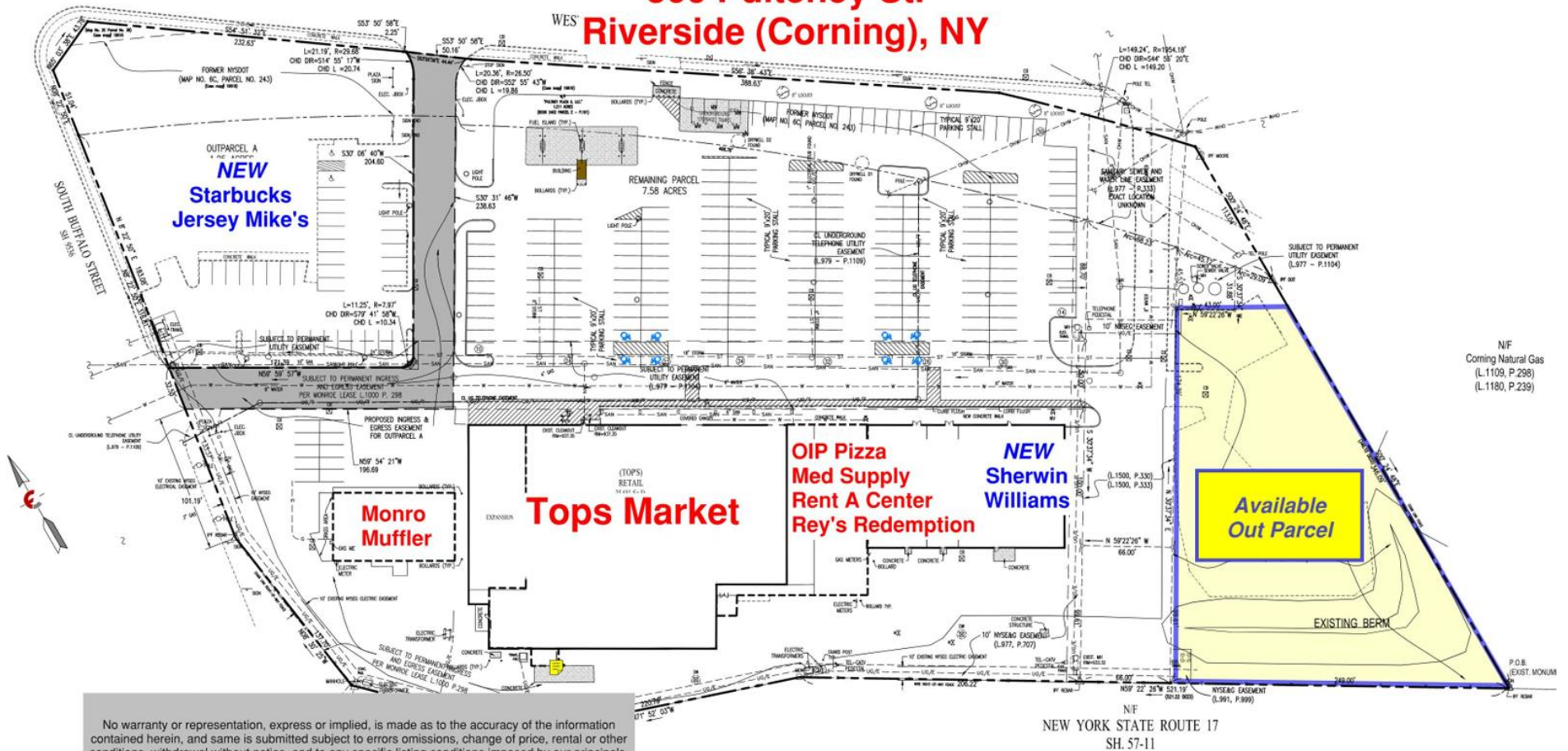
EXCLUSIVE CONTACT

First Name Last Name
Real Estate Salesperson
+1 607 937 9720
name@pyramidbrokerage.com

First Name Last Name
Real Estate Salesperson
+1 607 937 9720
name@pyramidbrokerage.com

8 Denison Pkwy East, Suite 401
Corning, New York 14830
+1 607 937 9720
pyramidbrokerage.com

**Tops Plaza
360 Pulteney St.
Riverside (Corning), NY**



No warranty or representation, express or implied, is made as to the accuracy 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 specific listing conditions imposed by our principals. All amounts, totals, descriptions, depictions, dimensions, representations and the like are approx. only.

