

FOR LEASE

184 S MAIN ST, WARSAW, NY 14569

DEPOT ON MAIN RETAIL BUILDING



7,164 +
SF AVAILABLE



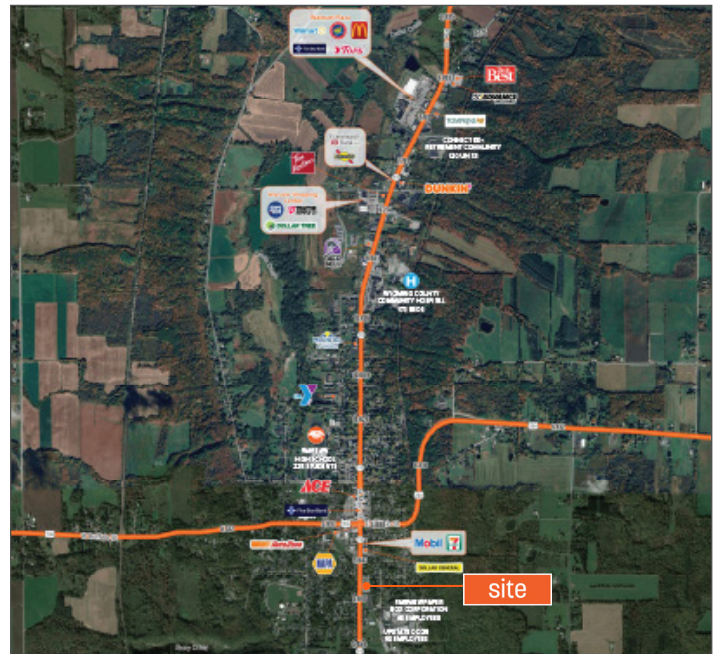
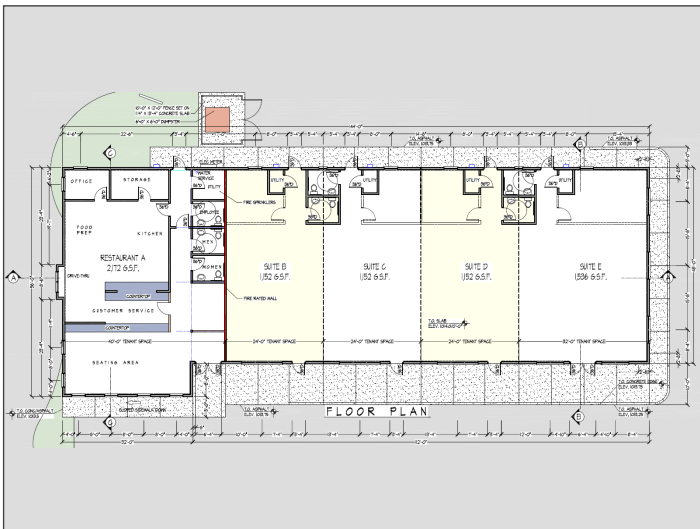
5,647
VEHICLES PER DAY



UPON REQUEST
LEASE PRICE

OFFERING SUMMARY

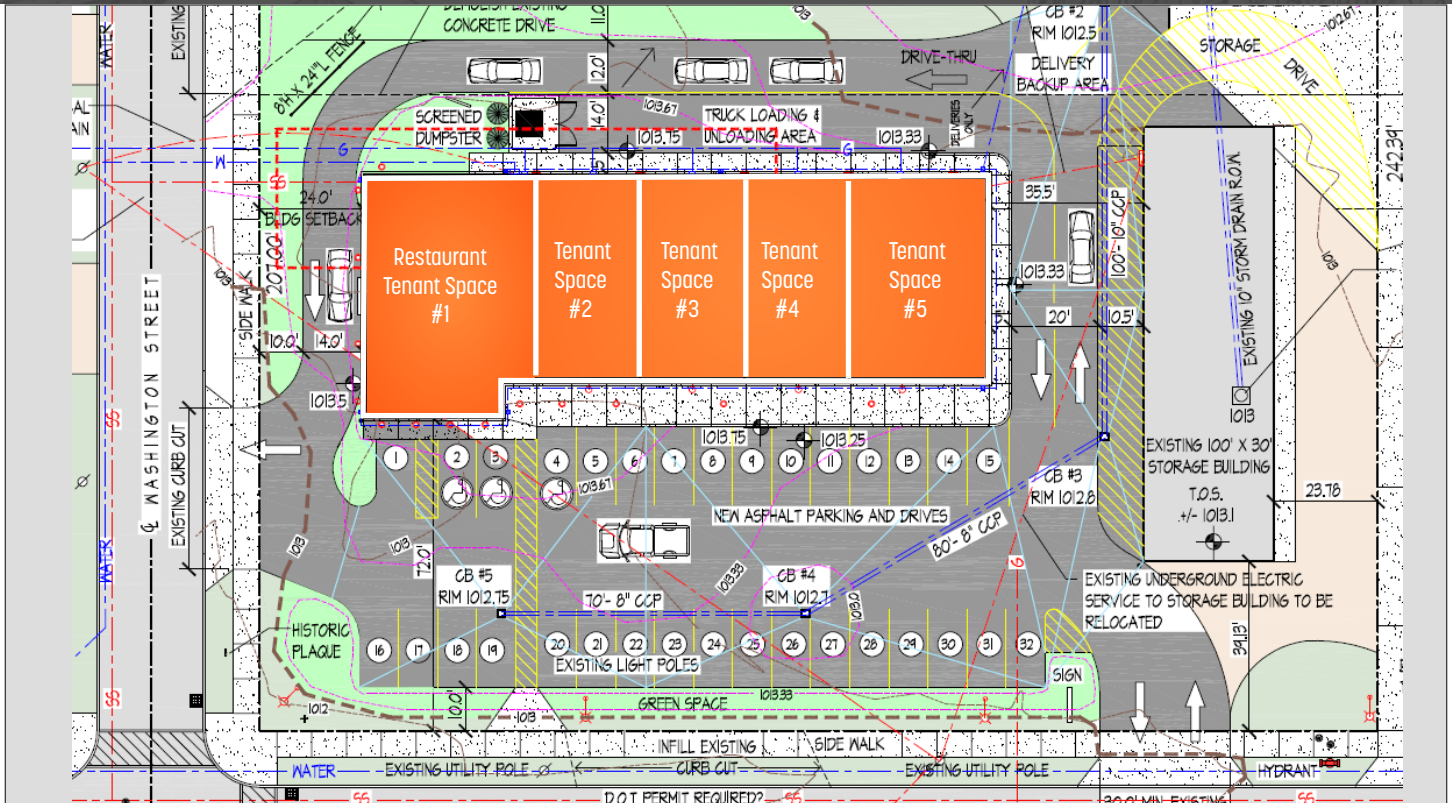
Property Type	Retail-To be constructed
Building Size	7,164 ± SF (estimated)
Lot Size:	1.33 ± Acres
Traffic Counts	S Main St (Route 19): 5,647/ vpd
Parking	32 Spaces
Lease Price	Upon Request



DEMOGRAPHICS	5 Miles	10 Miles	15 Miles
Population	6,462	21,749	47,542
Median HH Income	\$60,970	\$67,956	\$71,091
Households	2,753	9,025	18,917
Employees	3,518	6,616	12,760

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PROPERTY HIGHLIGHTS

- 1.33-acre lot with an approved 7,164 SF retail/restaurant building
- Up to 5 tenant spaces, including one with drive-thru & outdoor seating
- Construction to begin upon lease commitments
- New asphalt parking, loading zone & dumpster enclosure
- Brick façade with signage visibility from Main Street
- Close to local schools
- Minutes from Wyoming County Community Hospital



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