



Approximate plot lines, subject to verification of survey

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**FOR SALE**

# REDEVELOPMENT OPPORTUNITY WITH EXISTING INCOME

## Property Highlights

- 34,802± SF former bowling alley on 4.61± acres of land available for redevelopment
- 3,656± SF ground lease McDonald's on 1.11± acres of land
- Urban Mixed Use (UMU) zoning allows for a number of uses including office, multifamily, retail, and other uses
- High traffic area in busy retail corridor
- Immediate area retail includes Walgreens, Bagel Grove, and Tony's Pizzeria, Family Dollar, AutoZone, Market 32, and more
- Municipal water/sewer and National Grid gas/electric
- Bowling alley and vacant land can be purchase separately for \$1,200,000 or together with the McDonalds for \$2,500,000

Demographic	1 Mile	3 Miles	5 Miles
Population	20,385	76,177	106,262
Households	7,910	31,489	44,640
Average H.H. Income	\$57,720	\$70,835	\$78,288
Daytime Employees	5,909	39,697	55,393

Source: ESRI Business Analyst 2025

## Traffic Counts

Genesee Street	8,661 AADT
Burrstone Road	11,533 AADT

Source: NYS DOT 202

## EXCLUSIVE CONTACT

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