

THREE PAD SITES — SOUTHERN TIER CROSSING

Southern Tier Crossing

1200–1750 County Route 64 • Town of Horseheads, NY • Chemung County

Up to three pad sites available at the signalized entrance to Southern Tier Crossing — a Walmart-, Kohl's-, and Dick's Sporting Goods-anchored power center in Upstate New York's Southern Tier. Each pad is sized and positioned for a restaurant, quick-service concept, or drive-thru, with direct visibility from I-86 and Big Flats Road and shared access into a center drawing from a dominant national co-tenancy: ULTA, Bath & Body Works, Five Below, PetSmart, ALDI, Buffalo Wild Wings, Texas Roadhouse, Cracker Barrel, Red Robin, and Starbucks.

3 PAD SITES AVAILABLE

37,902 AADT ON I-86 EXPRESSWAY

2 PYLON SIGNS ON BIG FLATS ROAD



01

Signalized corner at County Route 64

02

Drive-thru capable pad with stacking

03

Direct I-86 visibility & interchange access

04

Walmart, Kohl's & Dick's anchored center

FEATURED AVAILABILITY

Three Restaurant & Drive-Thru Pads

Two 7,650 SF sit-down restaurant pads and one 3,360 SF quick-service pad with a drive-thru, each with dedicated parking and shared center access.

3,360–7,650 SF

PROPOSED BUILDING AREAS

PADS

Up to 3

STRUCTURE

Ground Lease / BTS

RATE

Negotiable

CONCEPT SKETCH PLAN

Three Pads, One Signalized Entrance

Concept plan — The layout below is a preliminary sketch plan prepared for illustration only. Building sizes, pad locations, parking counts, and circulation are conceptual and subject to Town of Horseheads site plan review, final engineering, and tenant requirements. Marked DRAFT — not for construction.



Sketch Plan SK-1 by Marathon Engineering, Job No. 1945-26, dated 7/15/26, prepared for United Properties. Shows two proposed 7,650 SF sit-down restaurant pads with dedicated parking fields, one proposed 3,360 SF quick-service restaurant pad with drive-thru lane and stacking, and proposed stormwater management facilities. Scale 1" = 40'; not to scale as reproduced.

AVAILABILITY

Pad Sites & Terms

Each pad is offered on a ground lease or build-to-suit basis at a negotiable rate. Proposed building areas reflect the concept sketch plan and can be adjusted to a tenant's prototype.

PAD SITE	PROPOSED USE	STRUCTURE	RATE	BUILDING AREA
Pad A Sit-down restaurant · dedicated parking	Restaurant	Ground Lease / BTS	Negotiable	7,650 SF
Pad B Sit-down restaurant · dedicated parking	Restaurant	Ground Lease / BTS	Negotiable	7,650 SF
Pad C Quick-service · drive-thru lane & stacking	QSR · Drive-Thru	Ground Lease / BTS	Negotiable	3,360 SF

IDEAL USES

Sit-down restaurant	Quick-service restaurant	Drive-thru concepts	Fast casual
Coffee & beverage	Casual dining	Brewery / taproom	Dessert & snack

SITE SUMMARY

OFFERING	Ground Lease / BTS	ENTRANCE	Signalized · County Rte 64
PADS AVAILABLE	Up to 3	I-86	37,902 AADT
BUILDING AREAS	3,360 – 7,650 SF	BIG FLATS ROAD	13,229 AADT
MUNICIPALITY	Town of Horseheads	PYLON SIGNAGE	2 on Big Flats Road
COUNTY	Chemung	CENTER ANCHORS	Walmart · Kohl's · Dick's

ACCESS & VISIBILITY

TRADE AREA PERFORMANCE — PLACER.AI

Proven Retail & Dining Demand

Placer.ai annual visit and estimated sales for the 24 tracked brands at Big Flats Consumer Square, the adjacent 574,200 SF power center that forms the other half of this trade area. The Sales %ile column ranks each location against all of that brand's locations nationally, where a higher number signals a stronger-performing store.

\$315.4M COMBINED ANNUAL
BRAND SALES

9.40M COMBINED ANNUAL
VISITS

2 POWER CENTERS
ONE TRADE AREA

RETAILERS

13 BRANDS

DINING & QUICK-SERVICE

11 BRANDS

BRAND	%ILE	VISITS	SALES	BRAND	%ILE	VISITS	SALES
Sam's Club	75	1.75M	\$124.3M	Olive Garden	51	272K	\$5.38M
Lowe's	96	849K	\$63.6M	McDonald's	76	636K	\$4.60M
Target	34	1.39M	\$35.0M	Panera Bread	91	290K	\$3.76M
T.J. Maxx	88	598K	\$17.3M	Taco Bell	97	407K	\$3.49M
Sportsman's Warehouse	86	252K	\$9.10M	Applebee's	71	190K	\$3.14M
Hobby Lobby	62	466K	\$7.96M	Five Guys	94	173K	\$2.64M
Harbor Freight Tools	86	191K	\$7.06M	Popeyes	87	179K	\$2.47M
Old Navy	56	154K	\$4.43M	Moe's Southwest Grill	98	194K	\$2.30M
Michaels	71	296K	\$4.14M	Wendy's	74	246K	\$2.28M
Petco	48	146K	\$3.42M	Dunkin'	80	283K	\$1.80M
Dollar Tree	86	218K	\$2.88M	Ruby Tuesday	93	143K	\$1.76M
Famous Footwear	49	48K	\$1.43M				
maurices	74	40K	\$1.10M				

Source: Placer.ai — annual visits, estimated annual sales, and national sales percentile rank for the 24 tracked brands at Big Flats Consumer Square. Combined totals reflect the brands shown. Bob's Discount Furniture, Tropical Smoothie, Crumbl Cookie, and Chick-fil-A are scheduled to open in 2026.

TRADE AREA MAP

Market Zoom Aerial



The broader Big Flats trade area, where Southern Tier Crossing and Big Flats Consumer Square form a two-power-center retail node along I-86 (37,902 AADT). Regional draw includes Target, Lowe's, Sam's Club, Best Buy, TJ Maxx, Hobby Lobby, HomeGoods, Barnes & Noble, Olive Garden, Red Lobster, Outback Steakhouse, Chick-fil-A, Panera Bread, Five Guys, Chili's, Applebee's, and Popeyes.

CENTER AERIAL

Mid Zoom Aerial



The available pad sites in context with the full Southern Tier Crossing co-tenancy — Walmart Supercenter, Kohl's, Dick's Sporting Goods, ALDI, PetSmart, ULTA, Five Below, Bath & Body Works, Men's Wearhouse, Kay Jewelers, Sally Beauty, Buffalo Wild Wings, Texas Roadhouse, Cracker Barrel, Red Robin, Starbucks, Mavis Tire, Tesla, and the Fairfield by Marriott.

DEMOGRAPHICS — 2025 ESTIMATES

A Deep, Stable Trade Area

Estimated population, income, and workforce by radius and drive-time from the subject property — a consistent, affluent, and well-educated base across the broader Southern Tier market.

81,931

POPULATION 10-MILE RADIUS

\$92.1K

AVG HH INCOME 10-MILE RADIUS

60%+

COLLEGE EDUCATED ACROSS THE TRADE AREA

45,145

DAYTIME EMPLOYEES 15-MILE RADIUS

2025 ESTIMATE	5 MI	10 MI	15 MI	20 MIN
Population	37,339	81,931	115,239	76,090
Projected Population (2030)	35,830	78,973	110,916	73,290
Households	15,528	34,857	49,387	33,023
Median Age	41.4	41.3	41.6	40.4
Avg HH Income	\$94.6K	\$92.1K	\$94.1K	\$88.2K
Median HH Income	\$69.4K	\$68.5K	\$70.3K	\$65.1K
Per Capita Income	\$39.5K	\$39.4K	\$40.5K	\$38.5K
College Educated	60.8%	59.5%	60.0%	59.2%
Total Businesses	1,359	2,395	3,347	2,701
Daytime Employees	20,957	34,705	45,145	37,979

Source: Sites USA, 2025 estimates. Ring radii measured from the subject property; 20 MIN is a 20-minute drive-time isochrone.