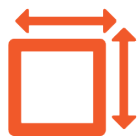


FOR SALE/LEASE

2545 MILLERSPORT HWY, GETZVILLE, NY 14068



10,908 +
SF AVAILABLE



10,942
VEHICLES PER DAY



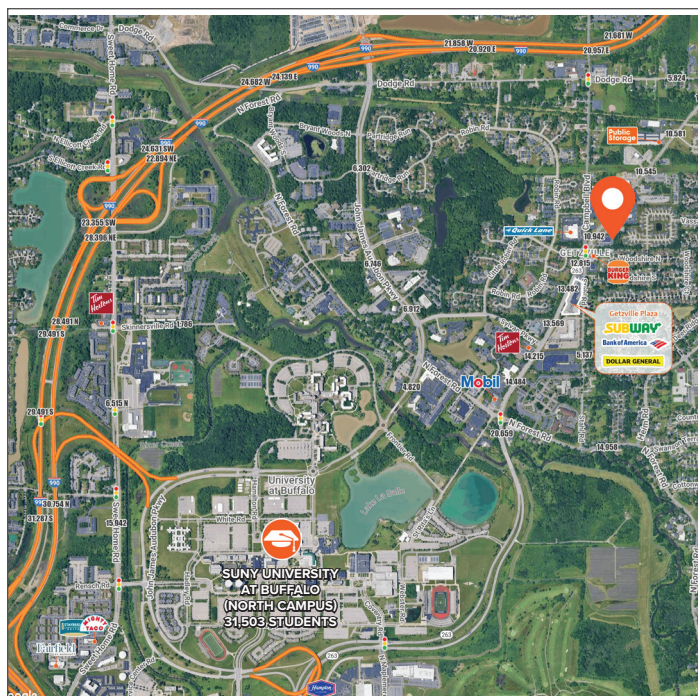
UPON REQUEST
LIST/LEASE PRICE

OFFERING SUMMARY

Property Type	Retail
Building Size	10,908 + SF
Lot Size:	2.48 +/- Acres
Traffic Counts	Millersport Hwy: 10,942/ vpd Campbell Blvd: 7,141 vpd
Parking	59+ Spaces
List/Lease Price	Upon Request

PROPERTY HIGHLIGHTS

- **Frontage:** 297 feet along Millersport Highway at a signalized intersection
- **Former Use:** Built as an Eckerd's; most recently operated as a Rite Aid
- **Drive-Thru:** Existing drive-thru setup ideal for pharmacy, food service, or banking
- **Access:** Excellent ingress and egress from both Millersport Hwy and Campbell Blvd
- **Visibility:** High-profile corner location with strong daily traffic



DEMOGRAPHICS	1 Mile	3 Miles	5 Miles
Population	7,679	68,019	182,753
Median HH Income	\$104,740	\$102,859	\$96,685
Households	3,332	25,502	76,076
Employees	4,408	35,228	89,348

FOR SALE/LEASE

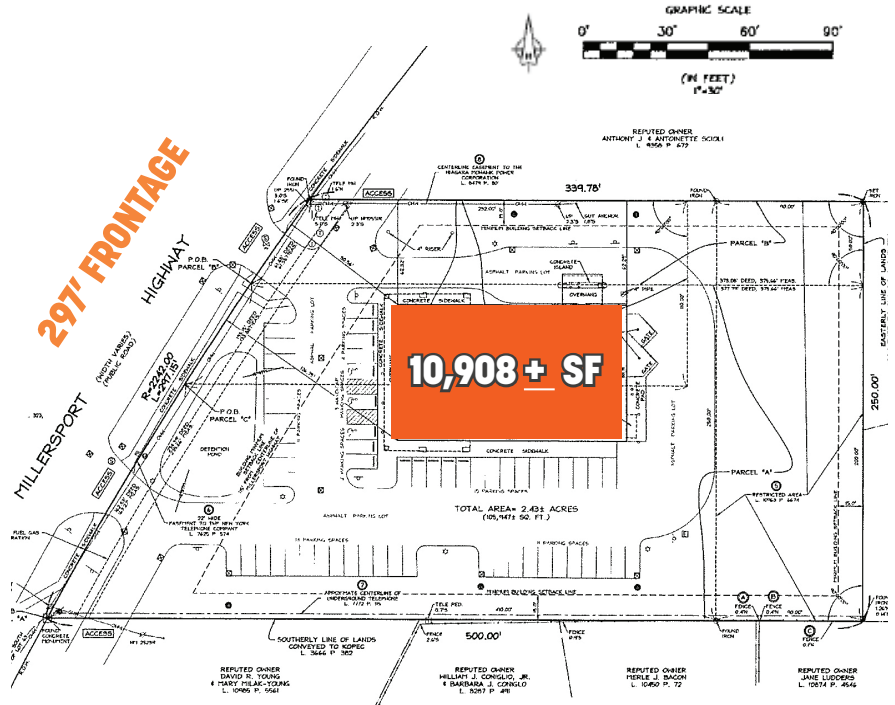
2545 MILLERSPORT HWY, GETZVILLE, NY 14068

Caliber
Commercial Brokerage



Zoning: Neighborhood Business District (NB)

- **Purpose:** Establish neighborhood centers within existing and proposed commercial or mixed-use nodes
- **Function:** Support commercial uses that serve the convenient shopping, professional office, and personal service needs of nearby residents
- **Compatibility:** Ensure development is compatible with surrounding residential areas
- **Design Focus:** Primarily pedestrian-oriented
- **Access:** Includes accommodations for automobiles



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