



284,000± SF Shopping Center

Property Highlights

- Restaurant pad site or build to suit available!
- Convenient access and visibility from Route 86
- Next to busy Dunkin'
- Next to busy Ollie's
- Well tenanted shopping center
- Great shopping traffic within shopping center
- This center serves Horseheads, Elmira, Corning and Big Flats Markets
- Join Tractor Supply, Peter Harris, Home Outlet, the largest wine & liquor store in the Southern Tier, Carquest Auto Parts, and Ollie's Bargain Outlet

Demographic	3 Miles	5 Miles	10 Miles
Population	20,915	43,426	82,267
Households	9,059	17,544	33,343
Average Income	\$73,094	\$67,403	\$69,504
Daytime Employees	15,031	32,230	41,391
Source: ESRI Business Analyst 2020			

Traffic Counts	
Southern Tier Expressway Source: Watchfire 2020	38,206 AADT
Chemung Street Source: NYS DOT 2019	5,945 AADT

For more information, please contact:

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Tenant Key

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|----------------------------------|--------------------------------|------------------------|-----------------------|
| 1. First Transit | 7. Mariner Finance | 13. Lin Chinese Buffet | 19. Carquest |
| 2. GCP Discount Liquors | 8. Home Outlet | 14. Subway | 20. Available |
| 3. GCP Discount Beers | 9. Affordable Home Furnishings | 15. Family Dollar | 21. American Freight |
| 4. Universal Nails | 10. Canfield dance Arts | 16. Tractor Supply | 22. Ollie's Outlet |
| 5. Modern Nails | 11. H&R Block | 17. Sky Gymnastics | 23. Proposed Pad Site |
| 6. Giuseppies Italian Restaurant | 12. Peter Harris Clothes | 18. Dark Tan | |