

FOR SALE

1845 VESTAL PKWY W, VESTAL, NY 13850



15.53 ±
ACRES



12,600
VEHICLES PER DAY



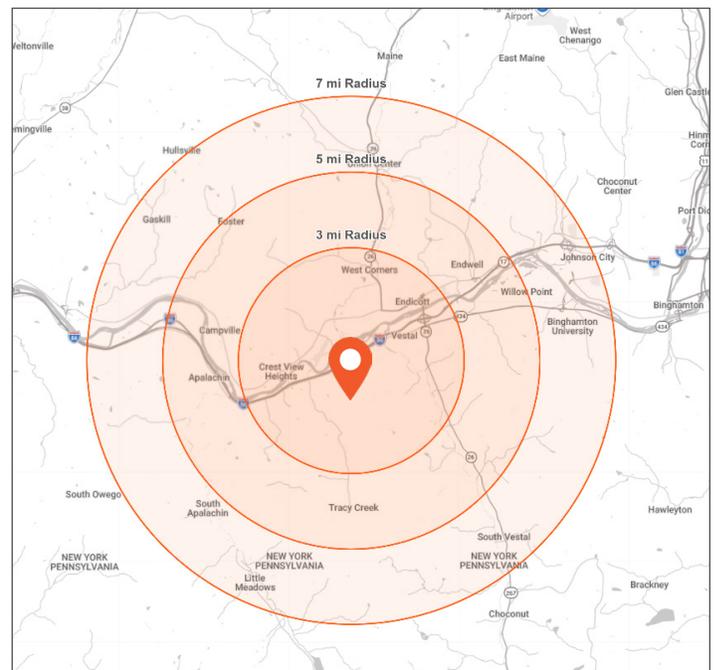
\$1,100,000
LIST PRICE

OFFERING SUMMARY

| | |
|-----------------|---|
| Property Type: | Retail Land/Office/Medical |
| Lot Size: | 15.53 ± Acres |
| Traffic Counts: | Vestal Pkwy W 12,600/ vpd |
| Zoning: | Community Business (C-2) & Rural Residence (RR) |
| List Price: | \$1,100,000 |
| Utilities: | Public Water, Sewer, Gas, Electric |

PROPERTY HIGHLIGHTS

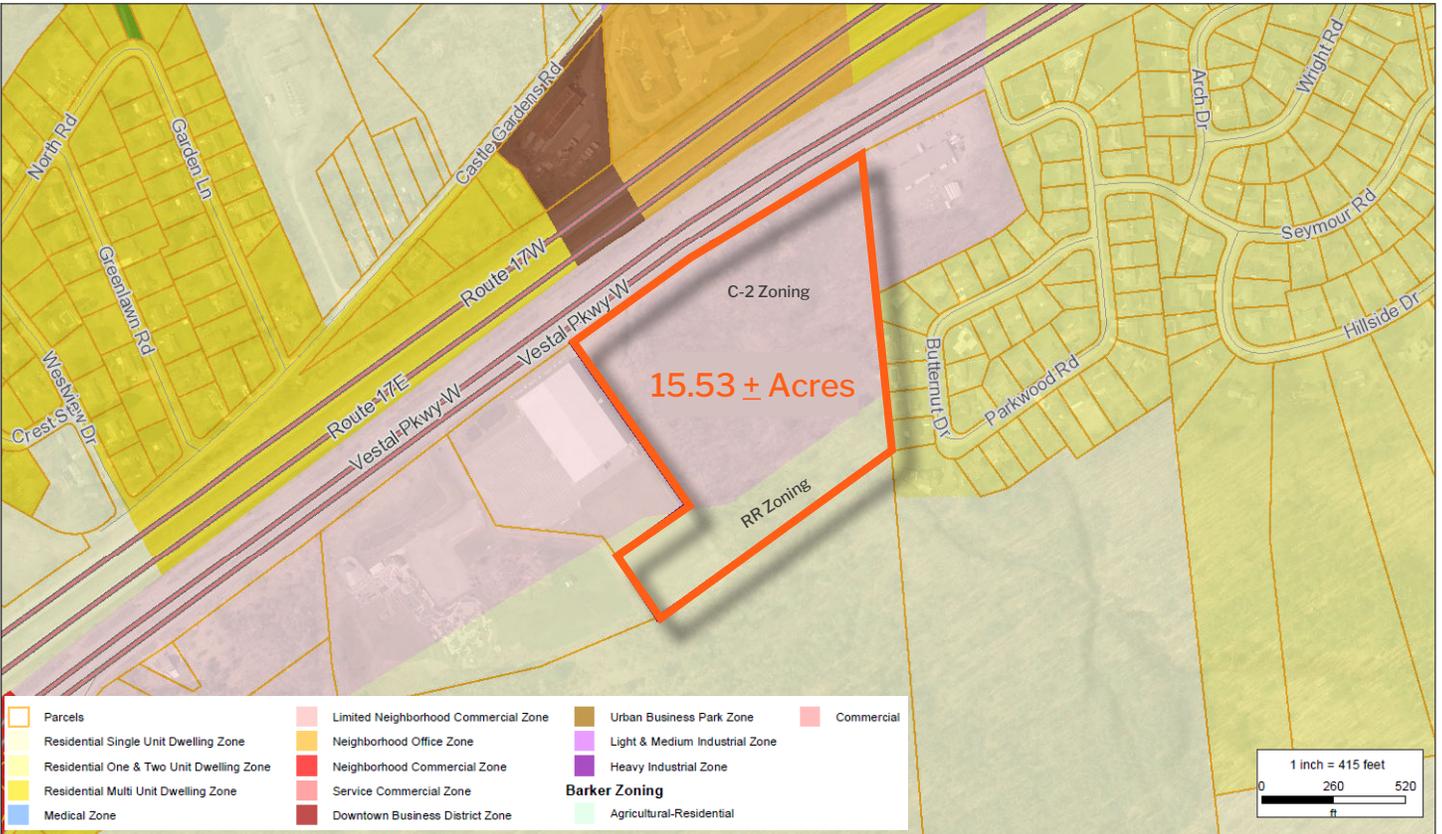
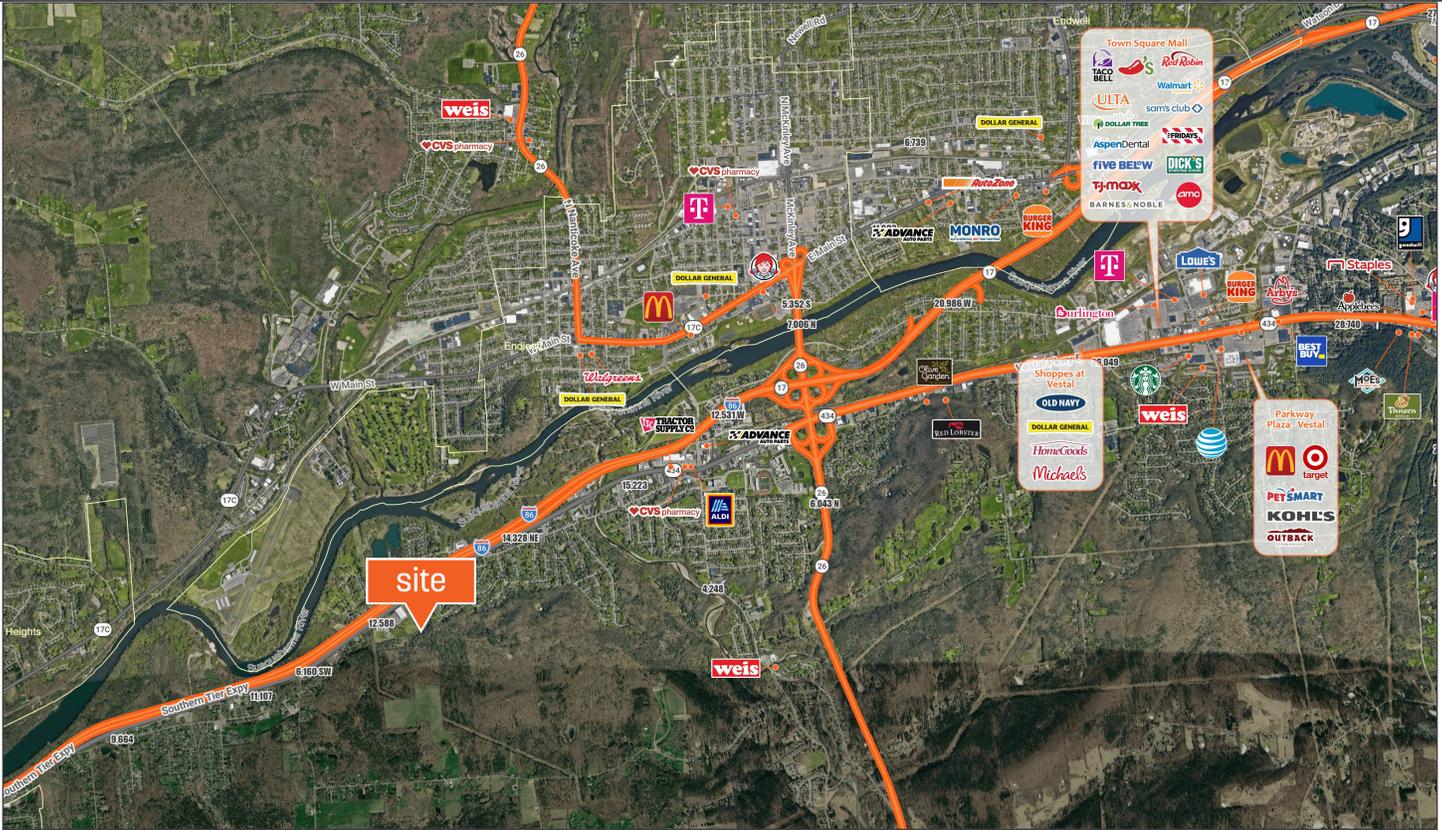
- 15.53± Acres of prime development land
- 1,000 feet of frontage on Vestal Parkway (NY-434)
- Direct curb cut access (eastbound)
- Visible from NY-17 with exposure to 29,300 AADT
- Adjacent to 434 SportsPlex and CK'Sters Fun Park
- Strong commuter corridor from Apalachin / Tioga Terrace into Vestal
- 2.0 miles to Rt-26 / NY-17 / Rt-434 interchange
- 3.5 miles to NY-17 / Rt-434 interchange



| DEMOGRAPHICS | 3 Miles | 5 Miles | 7 Miles |
|--------------------|----------|----------|----------|
| Population | 28,061 | 59,574 | 89,274 |
| Median HH Income | \$75,719 | \$79,359 | \$75,507 |
| Households | 12,348 | 25,767 | 34,720 |
| Daytime Population | 21,261 | 40,637 | 68,034 |

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