

FOR LEASE



1060 New York 36

1060 NY State Rt 36
Hornell, NY 14843



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Property Description

1060 NY State Rt 36, Hornell, NY 14843

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PROPERTY DESCRIPTION

This site presents a prime retail development opportunity in one of Hornell's most active commercial corridors. Located directly in front of the Hampton Inn, the property benefits from consistent hotel traffic, strong visibility, and convenient access from the main roadway.

The site can accommodate multiple development scenarios, including a free-standing building with potential for a drive-thru or a multi-tenant retail strip center. This flexibility allows users and developers to tailor the layout to meet specific operational needs, whether for a single tenant seeking maximum presence or a mix of retail, service, and food users.

Surrounded by established national retailers and daily needs drivers, the property is well-positioned to capture both local and regional traffic. The adjacent retail plaza, anchored by Wegmans and Walmart, provides a strong customer base and consistent traffic flow throughout the day.

With limited competing inventory and strong co-tenancy in place, this is a compelling opportunity for retailers, restaurant operators, and developers looking to establish a presence in a proven retail location.



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Property Summary

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OFFERING SUMMARY

Lease Rate:	TBD
Number of Units:	Build to Suit
Divide to Suit	TBD
Available SF:	1,800 - 9,930 SF
Lot Size:	2 Acres
Building Size:	9,930 SF

PROPERTY HIGHLIGHTS

- Flexible development configurations
- Single-tenant or multi-tenant options
- Potential drive-thru configuration
- In Front of Hampton Inn
- Adjacent to Wegmans & Walmart
- Strong daily traffic drivers
- Excellent visibility & access
- Ample on-site parking
- Build-to-suit opportunities
- Ideal for QSR, retail & services

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The site plan illustrates the layout of the Hampton Inn & Suites project. Key features include:

- EXISTING:** A large blue rectangular area representing the existing building footprint.
- PROPOSED 48-UNIT 4-STORY BUILDING:** Two identical grey rectangular footprints, each labeled "PROPOSED 48-UNIT 4-STORY BUILDING 41,500 S.F. FOOTPRINT".
- PROPOSED 100-UNIT 4-STORY BUILDING:** A yellow rectangular area at the bottom left, labeled "PROPOSED 100-UNIT 4-STORY BUILDING 100,000 S.F. FOOTPRINT".
- COMMUNITY OPEN SPACE:** Several areas designated for community open space, including a large area at the top right and smaller pockets near the buildings.
- PARKING:** Numerous parking spaces are shown throughout the site, primarily around the buildings.
- ROADS:** The site is bordered by "N. 10TH AVE." to the north and "E. 10TH AVE." to the east.
- LANDMARKS:** The "Hampton Inn & Suites" logo is prominently displayed in the upper left quadrant.
- Other Labels:** "APPROXIMATE FEMA 100-YEAR FLOODPLAIN (BASED ON LIDAR DATA) ELEVATION = 41159", "PROPOSED MENU BOARD", "PROPOSED POTENTIAL ACCESS DRIVE", and "PROPOSED 100-UNIT 4-STORY BUILDING 100,000 S.F. FOOTPRINT".



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Freestanding Concept

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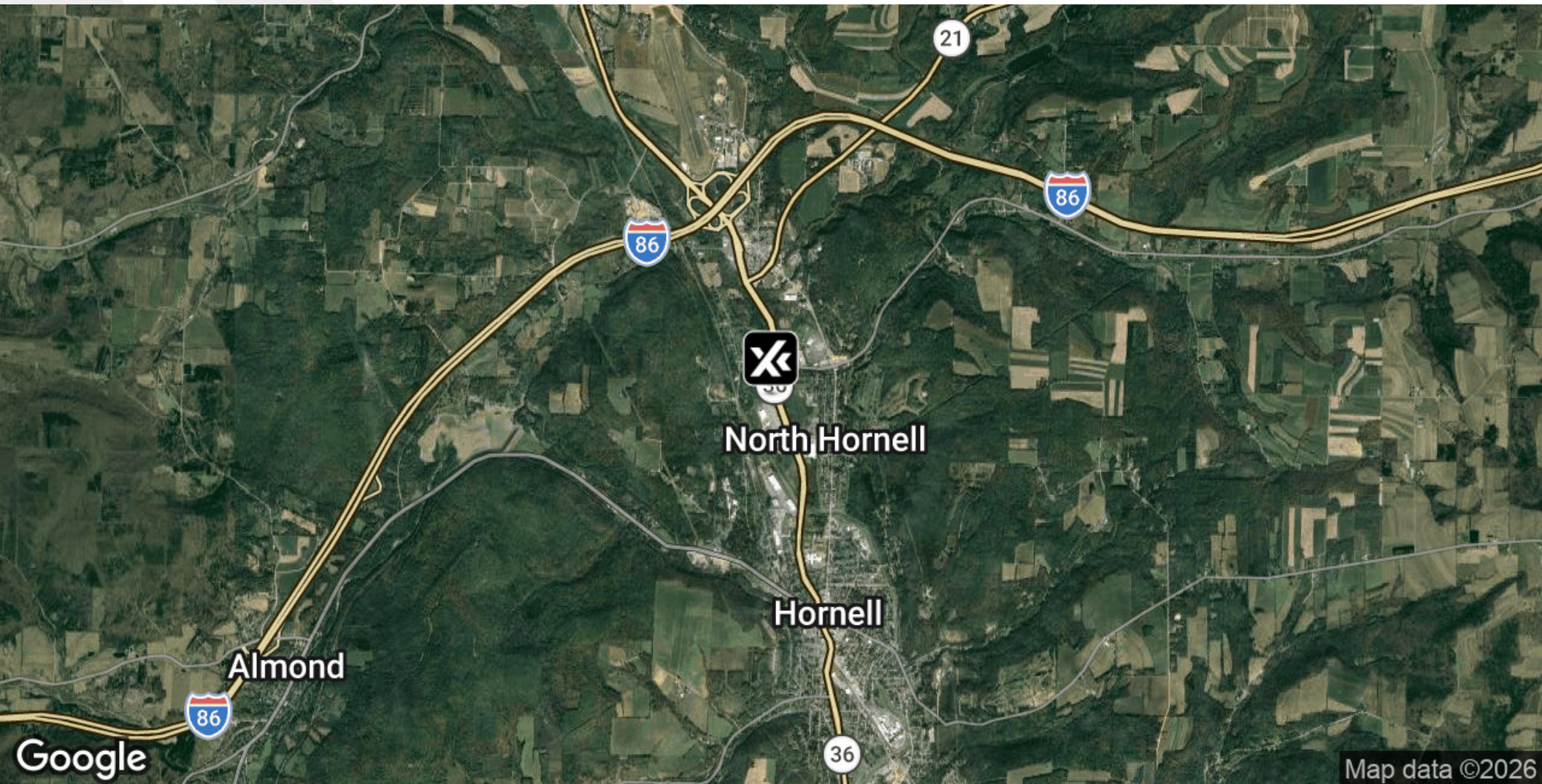


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Location Map

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Retailer Map

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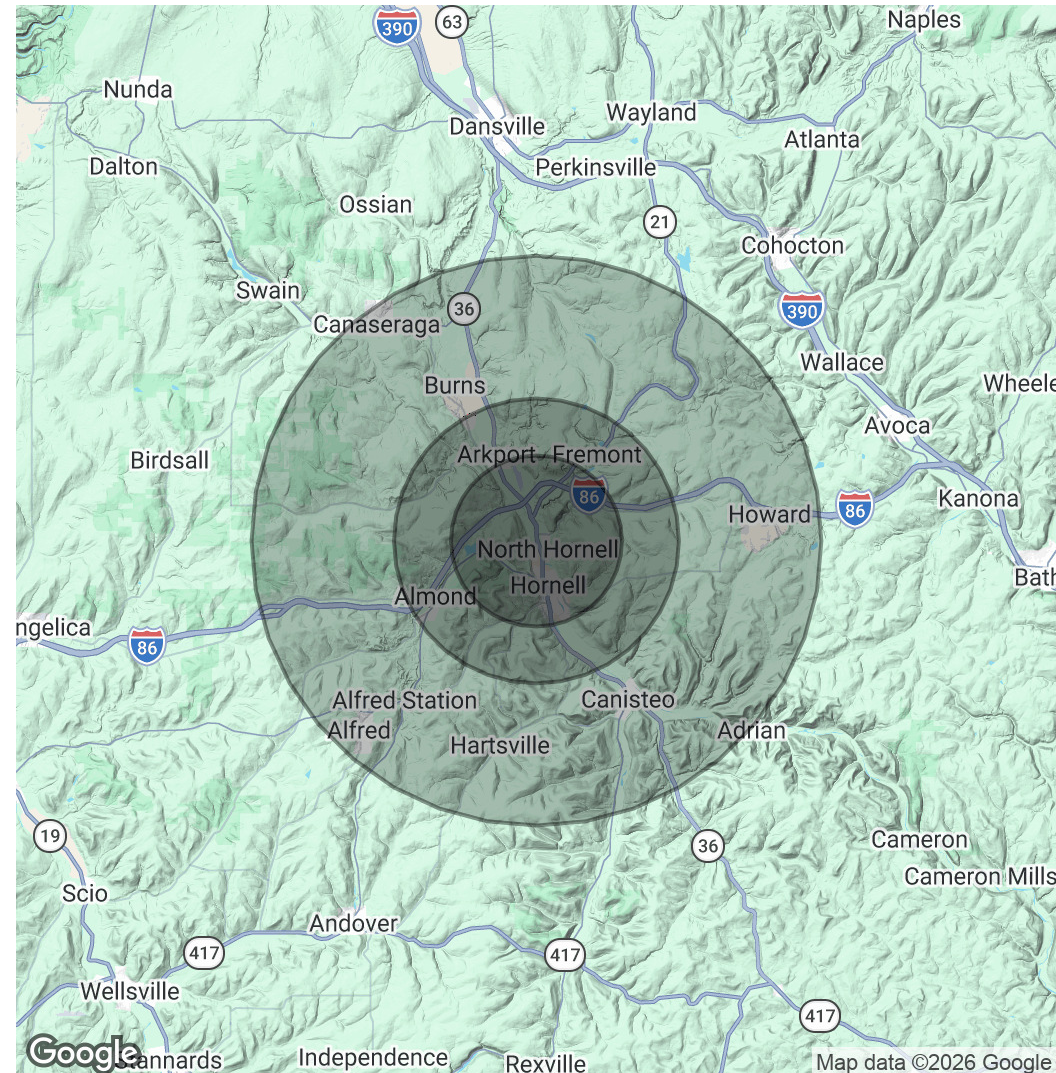
Demographics Map & Report

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POPULATION	3 MILES	5 MILES	10 MILES
Total Population	10,245	12,991	22,510
Average Age	43.5	43.5	42.7
Average Age (Male)	42.0	42.3	42.3
Average Age (Female)	44.7	44.3	43.2
HOUSEHOLDS & INCOME	3 MILES	5 MILES	10 MILES
Total Households	4,610	5,741	9,296
# of Persons per HH	2.2	2.3	2.4
Average HH Income	\$66,424	\$71,169	\$75,264
Average House Value	\$102,154	\$110,676	\$122,869

2023 American Community Survey (ACS)



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Meet the Team

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