

FOR LEASE - BUILD TO SUIT - FOR SALE

ROUTE 19 SITE



ROUTE 19 WARSAW, NY 14569

PROPERTY SUMMARY



PROPERTY DESCRIPTION

This well-positioned, built to suit, For ground lease or For Sale opportunity is located in Warsaw, NY. Across the street is WalMart, Tops, McDonalds ,and Five Star Bank. Next store to site is a Tompkins Bank.

Other nearby retailers include: Dunkin', Tim Hortons, Valu, Dollar Tree, Taco Bell, Sears Hometown Store and Advance Auto Parts. Site is in an opportunity zone.



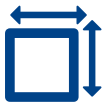
PROPERTY TYPE

Commerical



LOCATION

2357 Route 19 N, Warsaw, NY 14569



SPACE AVAILABLE

2.42+/- Acres



GROUND RENT

\$ Negotiable

FOR SALE

\$495K



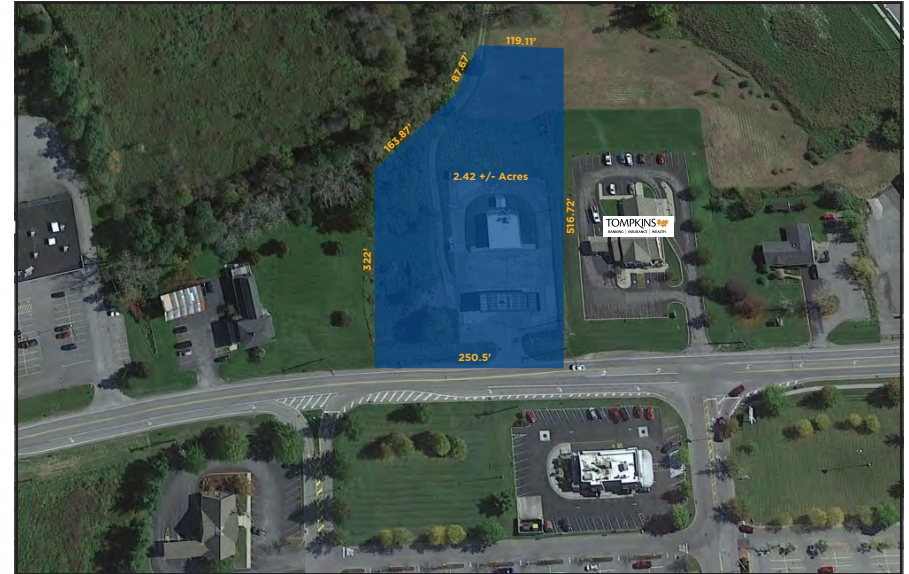
TRAFFIC COUNTS (DAILY)

Route 19: 11,148



TERM

5 Year Minimum



SITE AERIAL

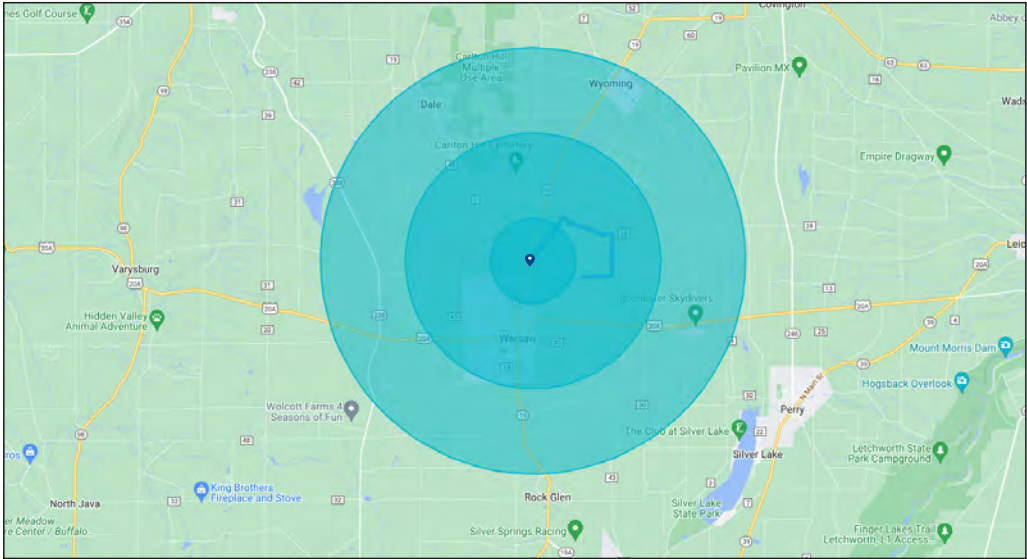


RETAIL MARKET AERIAL

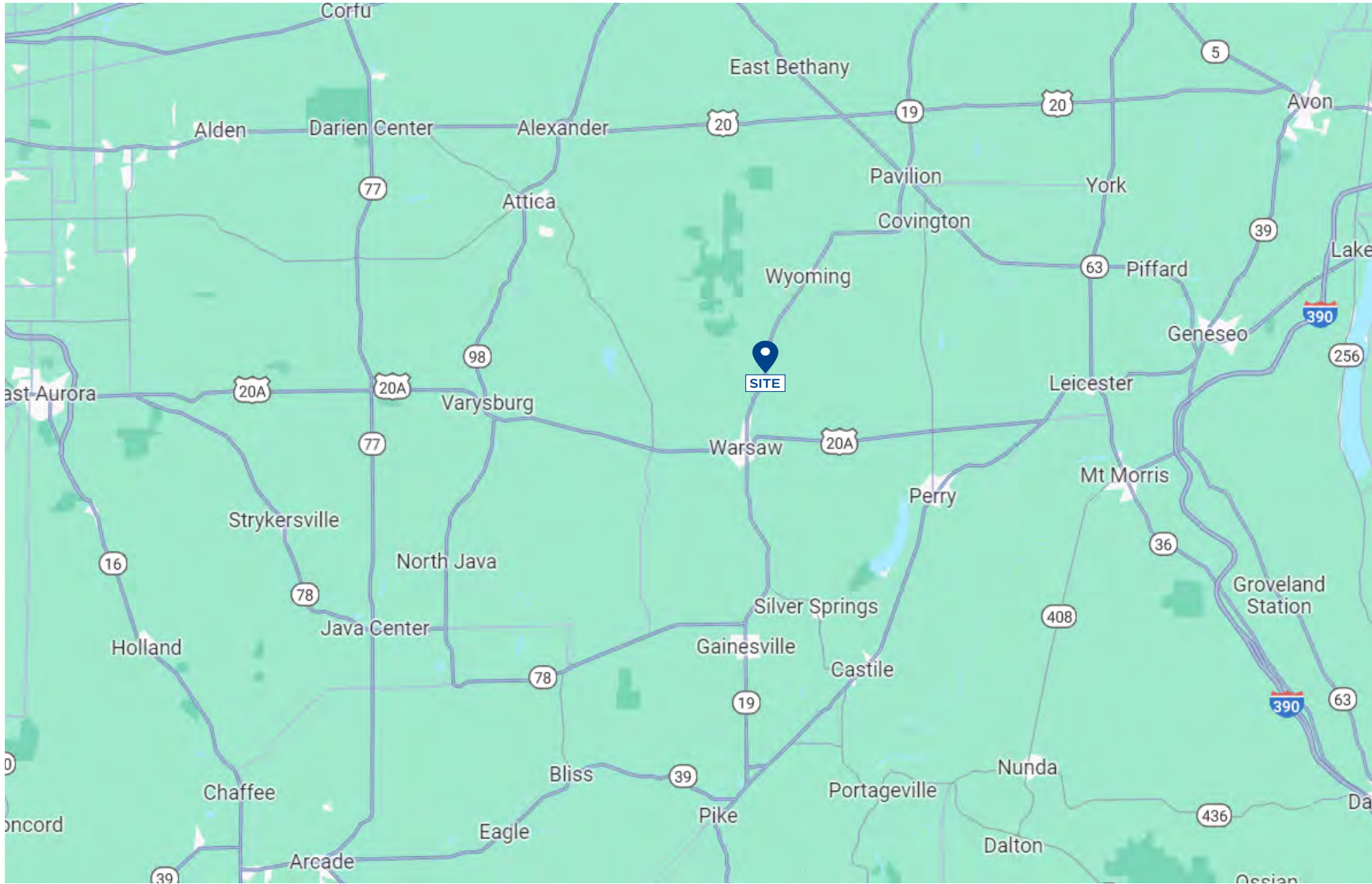
DEMOGRAPHIC REPORT

Radius

DEMOGRAPHIC	3 MILES	5 MILES
Population	3,314	5,513
Average HH Income	\$62,031	\$73,254
Households	1,462	2,361
Daytime Pop	3,288	3,903



LOCATION MAP



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MARKET AERIAL



SITE AERIAL



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GET IN TOUCH WITH US



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