

FOR LEASE - BUILD TO SUIT - FOR SALE  
**ROUTE 19 SITE**



# 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

Commercial



### LOCATION

2357 Route 19 N, Warsaw, NY 14569



### SPACE AVAILABLE

2.42+/- Acres



### GROUND RENT      FOR SALE

\$ Negotiable      \$495K



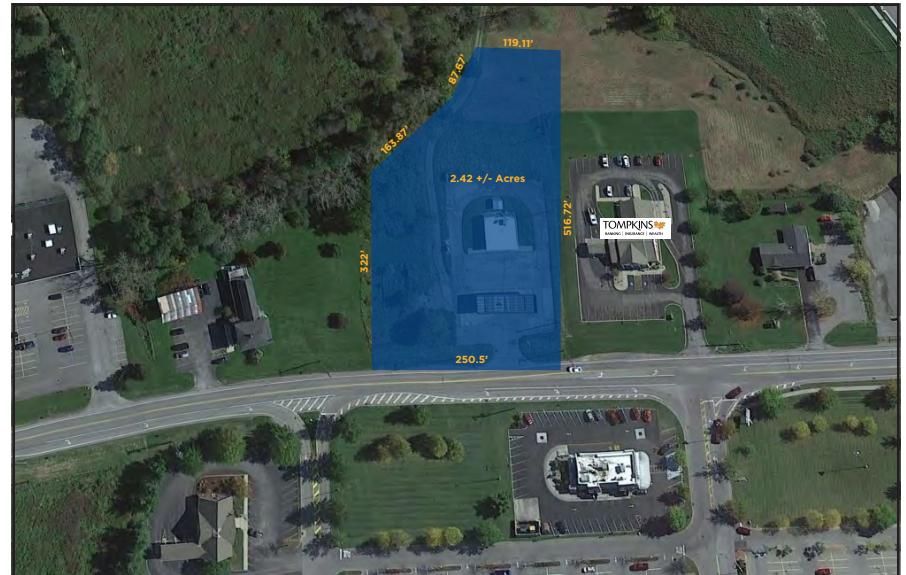
### TRAFFIC COUNTS (DAILY)

Route 19: 11,148



### TERM

5 Year Minimum



**SITE AERIAL**



**RETAIL MARKET AERIAL**

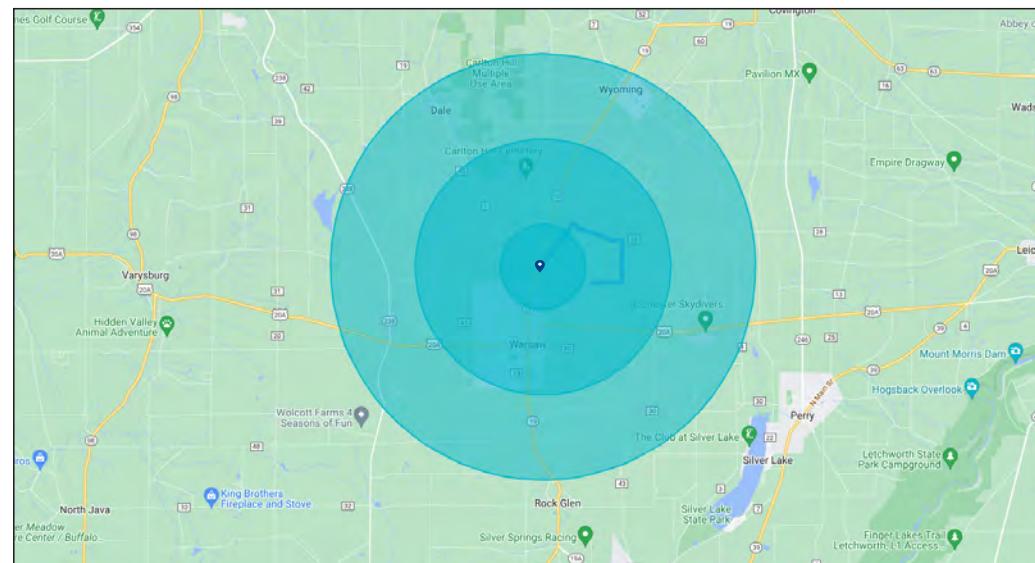
ROUTE 19 WARSAW, NY 14569



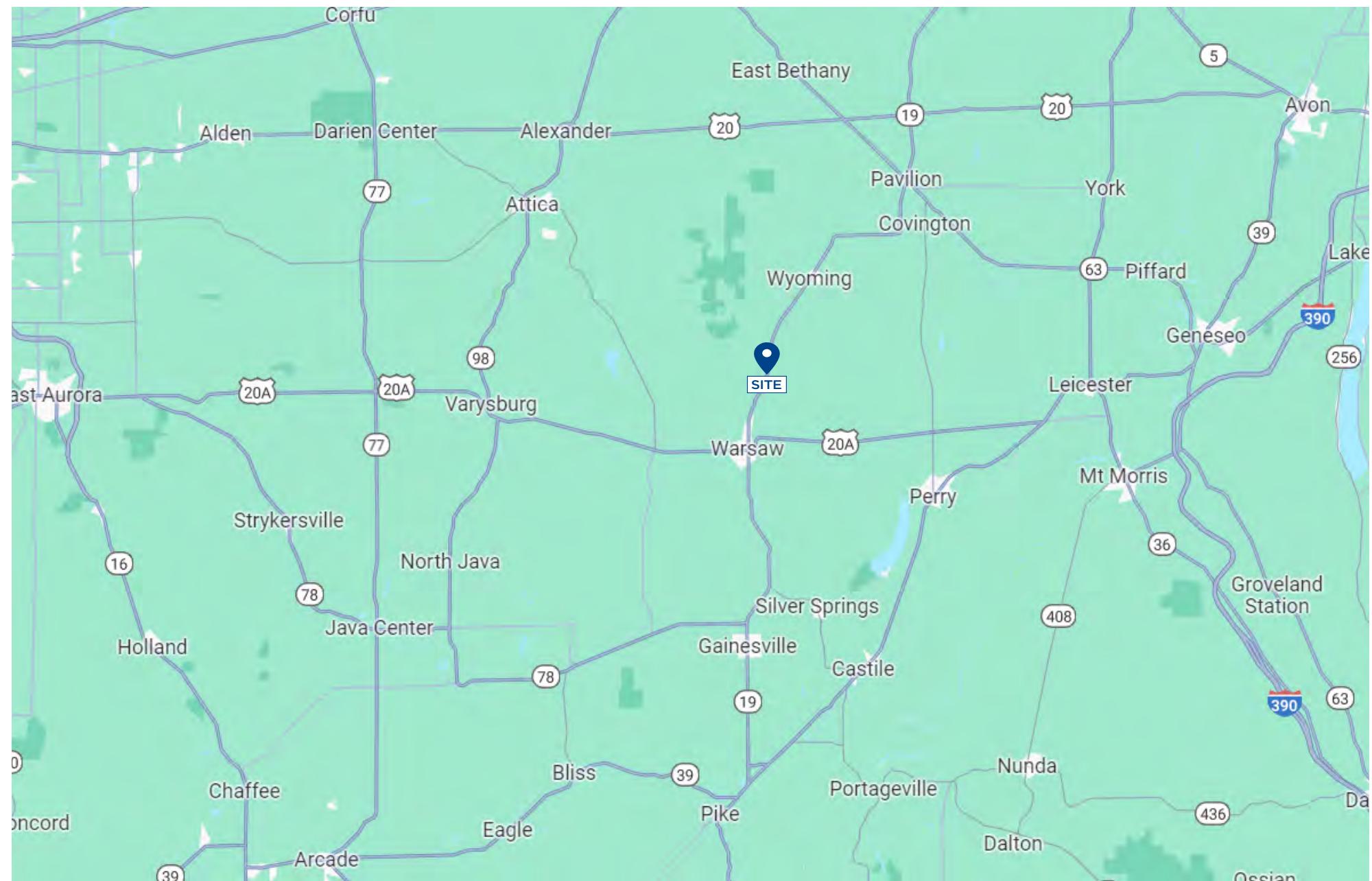
# DEMOGRAPHIC REPORT

## 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



ROUTE 19 WARSAW, NY 14569

# MARKET AERIAL



# SITE AERIAL



ROUTE 19 WARSAW, NY 14569

## GET IN TOUCH WITH US



### JOHN T. PASTORE

Director of Real Estate  
O: 716-434-2885 x397  
C: 716-334-8415  
E: [jpastore@thereidgroup.com](mailto:jpastore@thereidgroup.com)