

# MULTI-TENANT DEVELOPMENT

NYS Route 415 at I-390 Exit Ramp  
Wayland, NY 14572



## PROPERTY DESCRIPTION

Ideal location for convenience & gas stations, QSRs, and drive-thru retail concepts. Sites are available for purchase or lease.

## LOCATION DESCRIPTION

Situated at the intersection of NYS Route 415 and the Interstate 390 exit ramp in the Town of Wayland, offering dual frontage, interstate visibility, and direct access for fuel, food, and retail traffic.

## PROPERTY HIGHLIGHTS

- High visibility from road
- Right next to I-390 on/off ramps
- Full access
- Purchase, Ground lease or NNN BTS

SPACES	LEASE RATE	SIZE (SF)
QSR/Fast Food	Negotiable	1 Acres
Gas Station	Negotiable	2 Acres



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NY #10491202934



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## AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
QSR/Fast Food	Available	1 Acres	NNN	Negotiable	Land for QSR/Drive-Thru Concepts. Purchase, Ground Lease, NNN BTS
Gas Station	Available	2 Acres	Ground Lease	Negotiable	Land for Gas & Convenience Store. Purchase, Ground Lease, NNN BTS

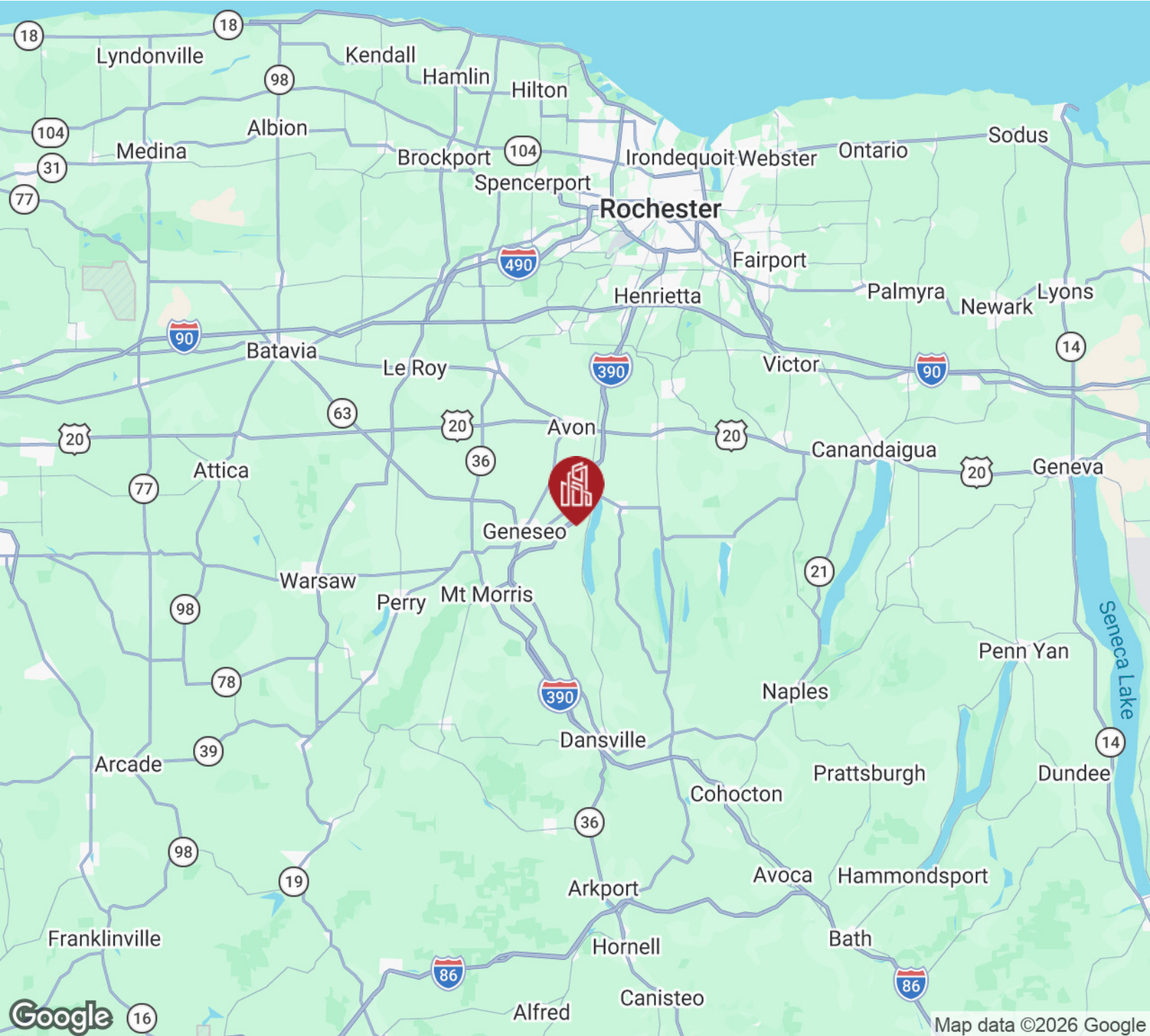


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DEMOGRAPHICS	3 MI	5 MI	7 MI	15 MIN
<b>Population</b>				
<b>2025 Estimated Population</b>	<b>3,037</b>	<b>5,584</b>	<b>14,132</b>	<b>11,697</b>
2030 Projected Population	2,959	5,502	13,991	11,547
2020 Census Population	3,187	5,650	14,251	11,980
2010 Census Population	3,471	6,120	15,328	12,882
<b>2025 Median Age</b>	<b>43.7</b>	<b>44.5</b>	<b>43.8</b>	<b>43.5</b>
<b>Households</b>				
<b>2025 Estimated Households</b>	<b>1,286</b>	<b>2,383</b>	<b>6,022</b>	<b>5,000</b>
2030 Projected Households	1,256	2,361	6,030	4,997
2020 Census Households	1,360	2,396	6,018	5,074
2010 Census Households	1,425	2,509	6,250	5,254
<b>Race and Ethnicity</b>				
2025 Estimated White	95.9%	95.7%	94.7%	94.5%
2025 Estimated Black or African American	0.7%	0.9%	1.1%	1.2%
2025 Estimated Asian or Pacific Islander	0.5%	0.5%	0.7%	0.7%
2025 Estimated American Indian or Native Alaskan	0.2%	0.2%	0.1%	0.1%
2025 Estimated Other Races	2.7%	2.8%	3.3%	3.5%
2025 Estimated Hispanic	1.7%	1.8%	2.6%	2.7%
<b>Income</b>				
2025 Estimated Average Household Income	\$86,106	\$90,013	\$89,901	\$89,313
<b>2025 Estimated Median Household Income</b>	<b>\$67,279</b>	<b>\$70,844</b>	<b>\$68,895</b>	<b>\$67,345</b>
2025 Estimated Per Capita Income	\$36,598	\$38,502	\$38,407	\$38,295
<b>Education (Age 25+)</b>				
2025 Estimated High School Graduate	41.8%	40.3%	38.0%	38.3%
2025 Estimated Some College	12.9%	14.9%	17.9%	18.3%
2025 Estimated Associates Degree Only	18.7%	17.6%	16.1%	15.6%
2025 Estimated Bachelors Degree Only	8.1%	10.2%	10.6%	10.5%
2025 Estimated Graduate Degree	9.1%	8.8%	9.3%	9.3%
<b>2025 Estimated College Educated</b>	<b>48.8%</b>	<b>51.5%</b>	<b>53.9%</b>	<b>53.7%</b>
<b>Business</b>				
2025 Estimated Total Businesses	88	123	425	396
<b>2025 Estimated Total Employees</b>	<b>1,006</b>	<b>1,289</b>	<b>4,738</b>	<b>4,460</b>
2025 Estimated Employee Population per Business	11.5	10.5	11.2	11.3
2025 Estimated Residential Population per Business	34.7	45.3	33.3	29.5



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