



Warsaw Pad-Site

283 N Main Street, Warsaw, NY 14569



eXp Commercial | 165 Broadway Suite 23rd Floor | New York, NY 10006 |

Michael Conroy

585.735.7739
michaelconroyrealty@gmail.com

Richard Rock

585.217.7800
richard.rock7800@gmail.com

FOR SALE | Warsaw Pad-Site

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Offering Summary

Sale Price:	\$150,000
Lot Size:	0.7 Acres
Price / Acre:	\$214,286
Zoning:	GB-General Business
Market:	Warsaw
Submarket:	Warsaw Village
Traffic Count:	11,148

Property Overview

FOR SALE Warsaw Pad-Site 283 N Main Street, Warsaw, NY 14569 Discover a lucrative investment opportunity in the charming Village of Warsaw, NY. Presenting the Warsaw Pad-Site, a prime retail location nestled on a spacious 0.7-acre lot. Situated adjacent to the bustling Microtel Hotel and surrounded by renowned national retailers such as Walmart, Top's Supermarkets, Dunkin, and Taco Bell, this property promises high visibility and steady traffic flow. The Warsaw Pad Site boasts shovel-ready status, making it an ideal choice for entrepreneurs and developers seeking convenience and efficiency. All utilities are readily available on-site, streamlining the construction process. With a traffic count of 11,148, this property serves as an exceptional opportunity to tap into the steady consumer base of Warsaw Village. Don't miss your chance to own a lucrative piece of the commercial real estate market.

Property Highlights

- Shovel ready
- Utilities on-site
- Adjacent to Microtel Hotel

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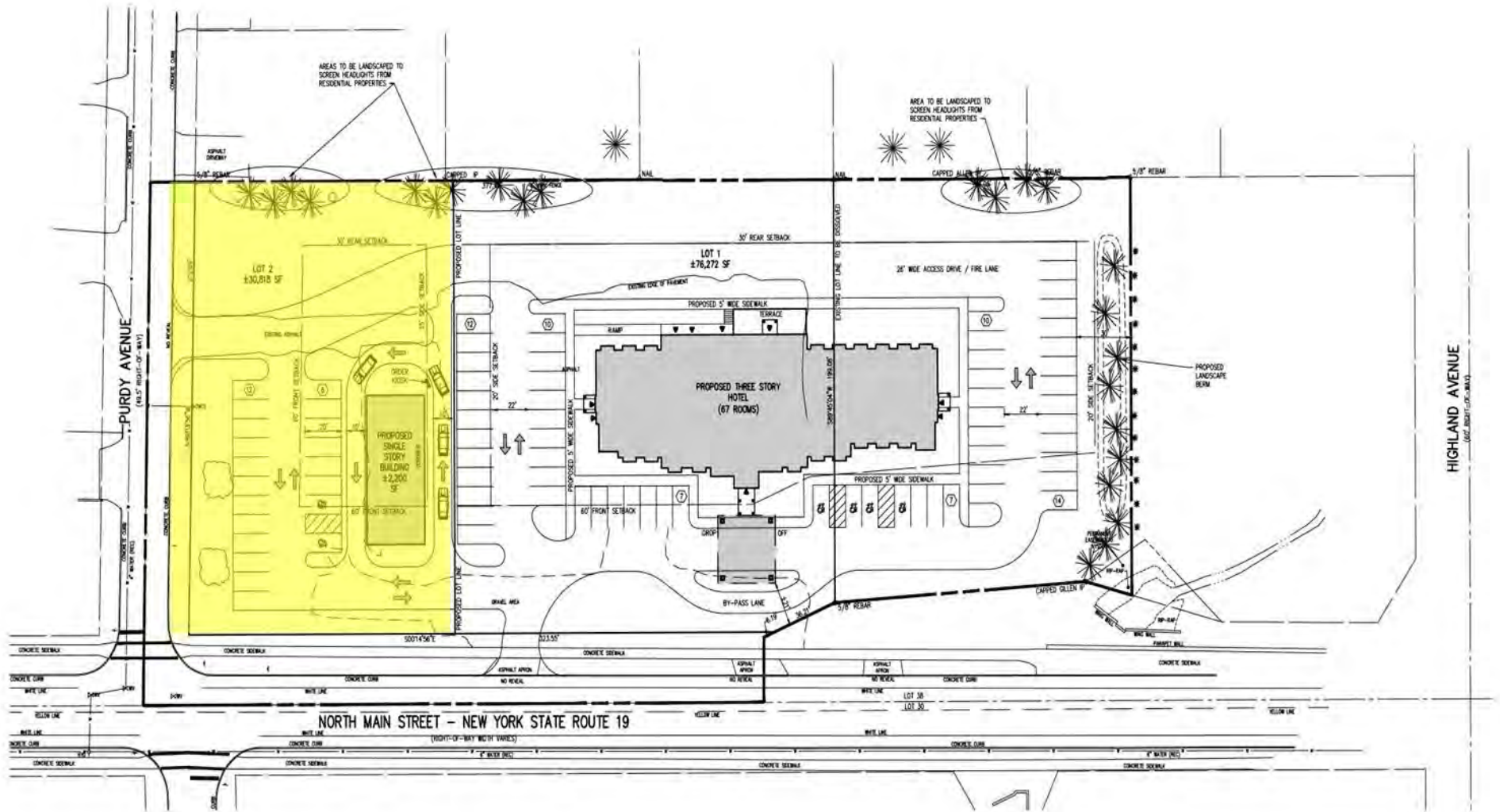
richard.rock7800@gmail.com

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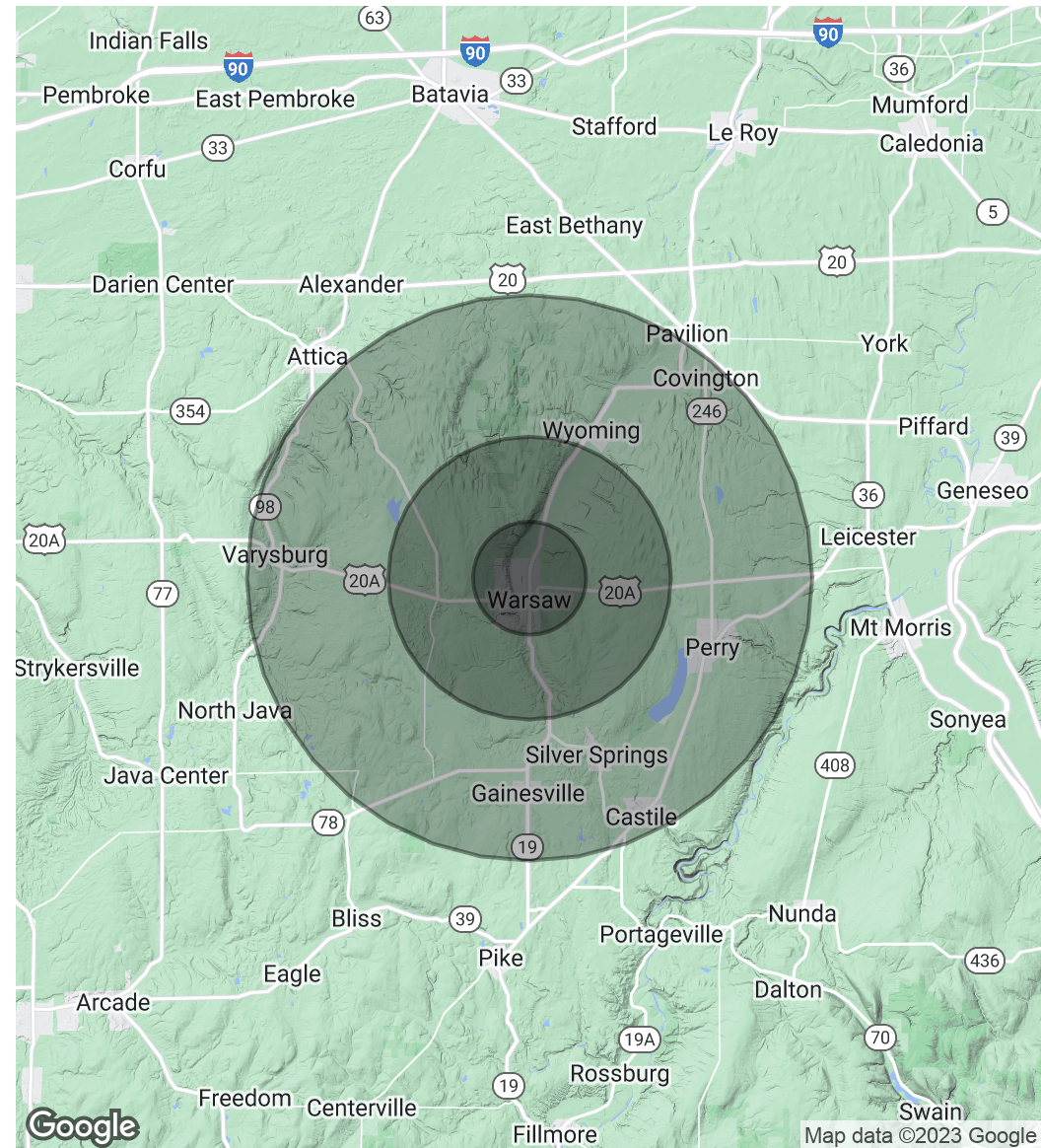
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Population	2 Miles	5 Miles	10 Miles
Total Population	3,324	6,945	24,508
Average Age	47.8	46.9	43.2
Average Age (Male)	43.7	45.0	42.0
Average Age (Female)	49.2	47.5	40.0

Households & Income	2 Miles	5 Miles	10 Miles
Total Households	1,703	3,460	10,899
# of Persons per HH	2.0	2.0	2.2
Average HH Income	\$59,359	\$64,786	\$60,545
Average House Value	\$106,264	\$115,961	\$117,724

* Demographic data derived from 2020 ACS - US Census



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283 N Main Street, Warsaw, NY 14569



Michael Conroy

Associate Real Estate Broker

C: 585.802.3327

michaelconroyrealty@gmail.com

NY #10301218830



Richard Rock

Associate Real Estate Broker

C: 585.217.7800

richard.rock7800@gmail.com

NY #30RO1055945

Michael Conroy

585.735.7739

michaelconroyrealty@gmail.com

Richard Rock

585.217.7800

richard.rock7800@gmail.com

