

**FOR SALE OR LEASE**

**17.05± ACRES AVAILABLE**

**Property Highlights**

- Great location in proximity to major retail including Walmart, Lowe's, Harbor Freight, and more
- Access to both Lenox Avenue and Genesee Street
- Ownership would build to suit for a user
- Ownership would consider subdivision
- Commercial zoning allows for a number of uses including retail and office

**Demographic**

	<b>1 Mile</b>	<b>5 Miles</b>	<b>10 Miles</b>
Population	1,184	24,043	43,455
Households	445	10,636	18,931
Average H.H. Income	\$119,449	\$89,019	\$91,245
Daytime Employees	2,337	11,218	24,484

Source:

**Traffic Counts**

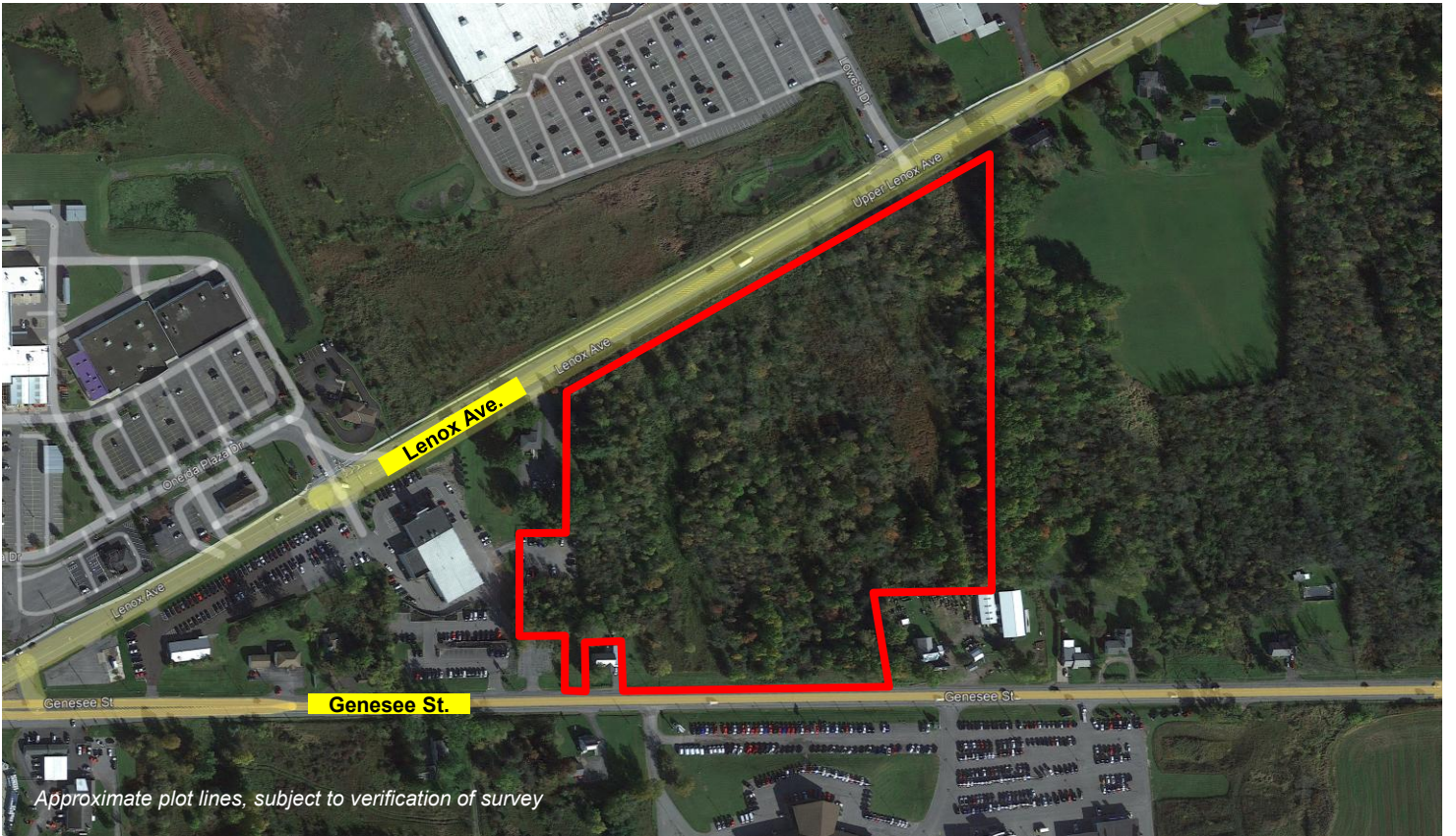
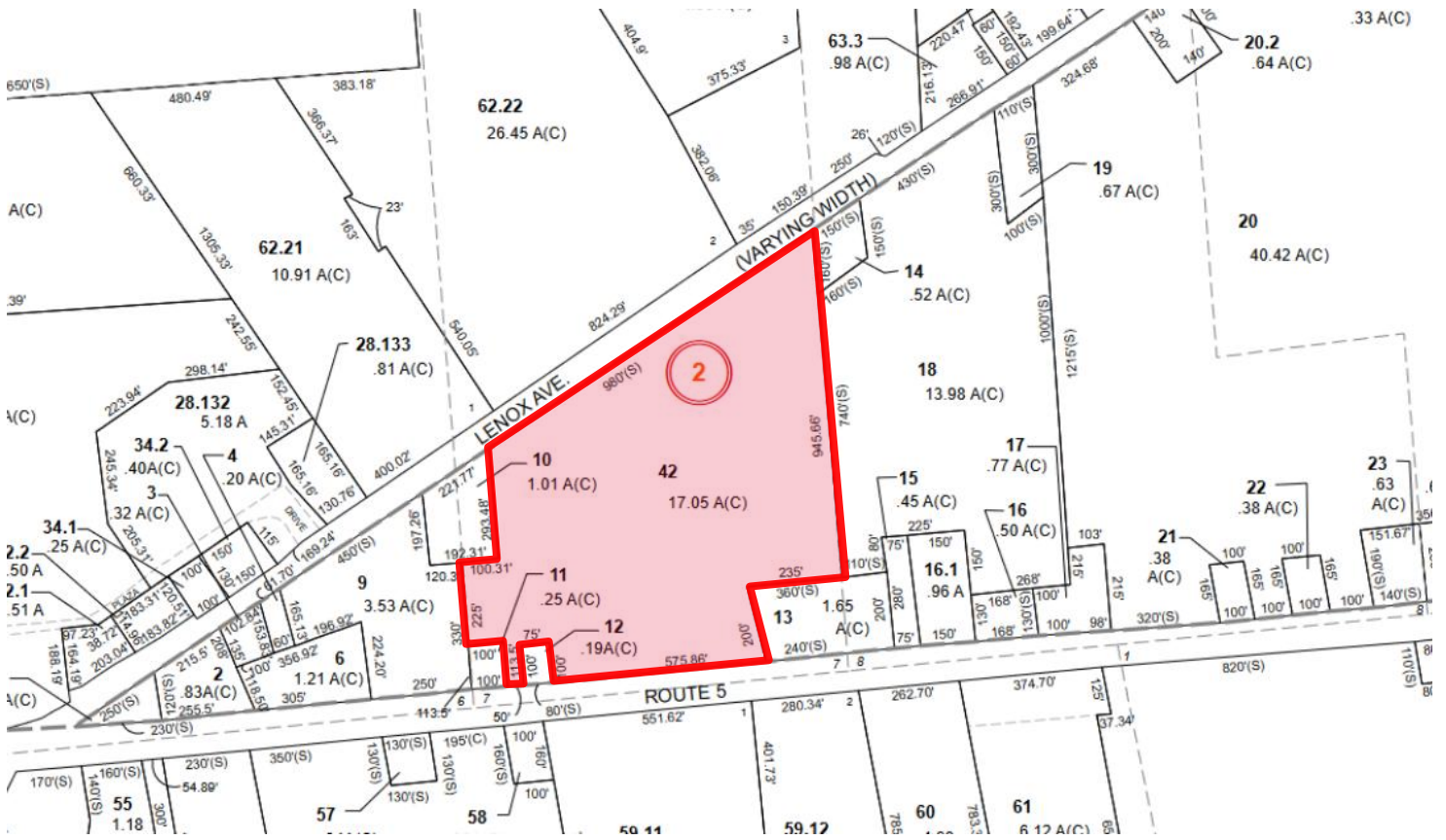
Genesee Street	10,587 AADT
Lenox Ave	8,525 AADT

Source: NYS DOT 2024

**EXCLUSIVE CONTACT**

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Approximate plot lines, subject to verification of survey