

SALE
400 N Main St

400 N MAIN ST

Vestal, NY 13850

PRESENTED BY:

JAMES LUCENTI

O: 607.354.6206

james.lucenti@svn.com

NY #104013002147

 **Parcel ID # 157.14-1-4**

Owner: PKR-HD LLC

400 N MAIN ST, 13850 | 4.23 acres

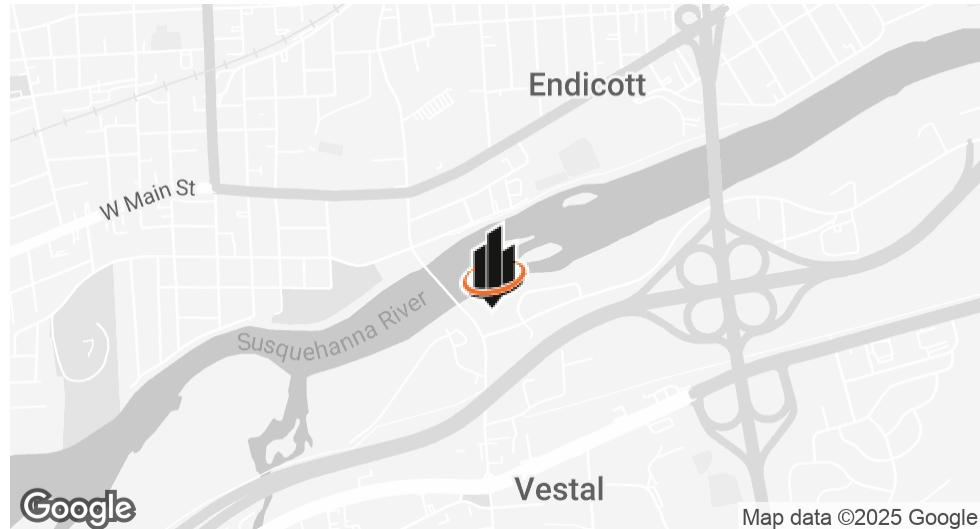
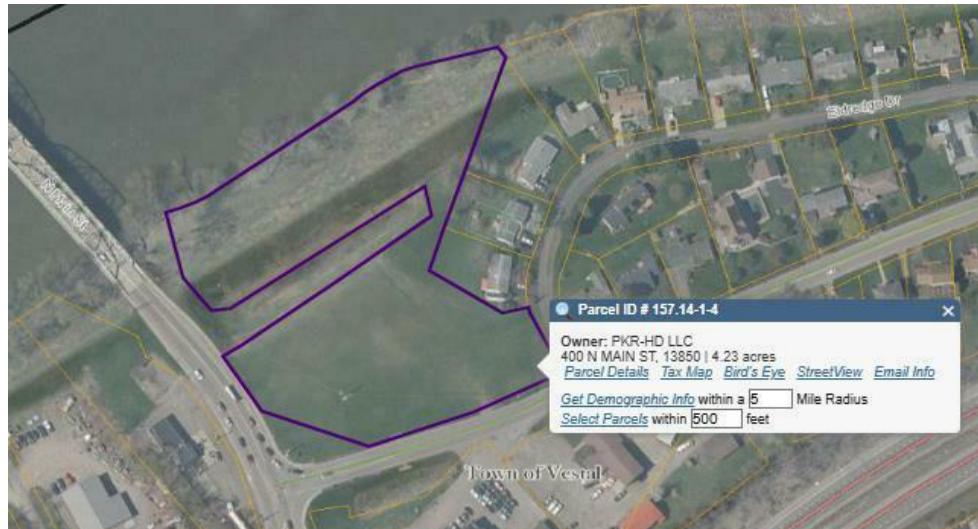
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[Select Parcels within feet](#)

Town of Vestal

PROPERTY SUMMARY



OFFERING SUMMARY

SALE PRICE:	\$650,000
LOT SIZE:	184,286 SF

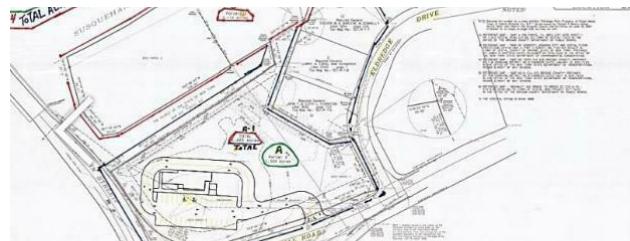
PROPERTY DESCRIPTION

Discover a prime development opportunity with this 4.23-acre commercial parcel ideally located at the prominent corner of North Main Street and Old Vestal Road in the heart of Vestal, NY. Boasting exceptional visibility, a daily traffic count of 6,254 vehicles, and direct frontage across from Kwik Fill Gas Station and Warner Gas, this high-profile site offers outstanding exposure and convenient access to Vestal Parkway (Route 434), one of the region's primary commercial corridors. Vestal is a vibrant and growing community in Broome County, anchored by Binghamton University and supported by a strong mix of national retailers, restaurants, office parks, and service-based businesses. With a large residential base and continued commercial expansion, the area is a magnet for new investment and development. Zoned commercial, the property offers a wide range of potential uses, including a retail center or strip plaza, a medical or professional office complex, a mixed-use development with residential and commercial components, a quick-service restaurant or franchise location, or a flex space/light industrial facility. Its corner location, high traffic counts, and proximity to major roads enhance its appeal, making it an exceptional opportunity for developers and investors seeking a strategic site with strong long-term upside in New York's Southern Tier.

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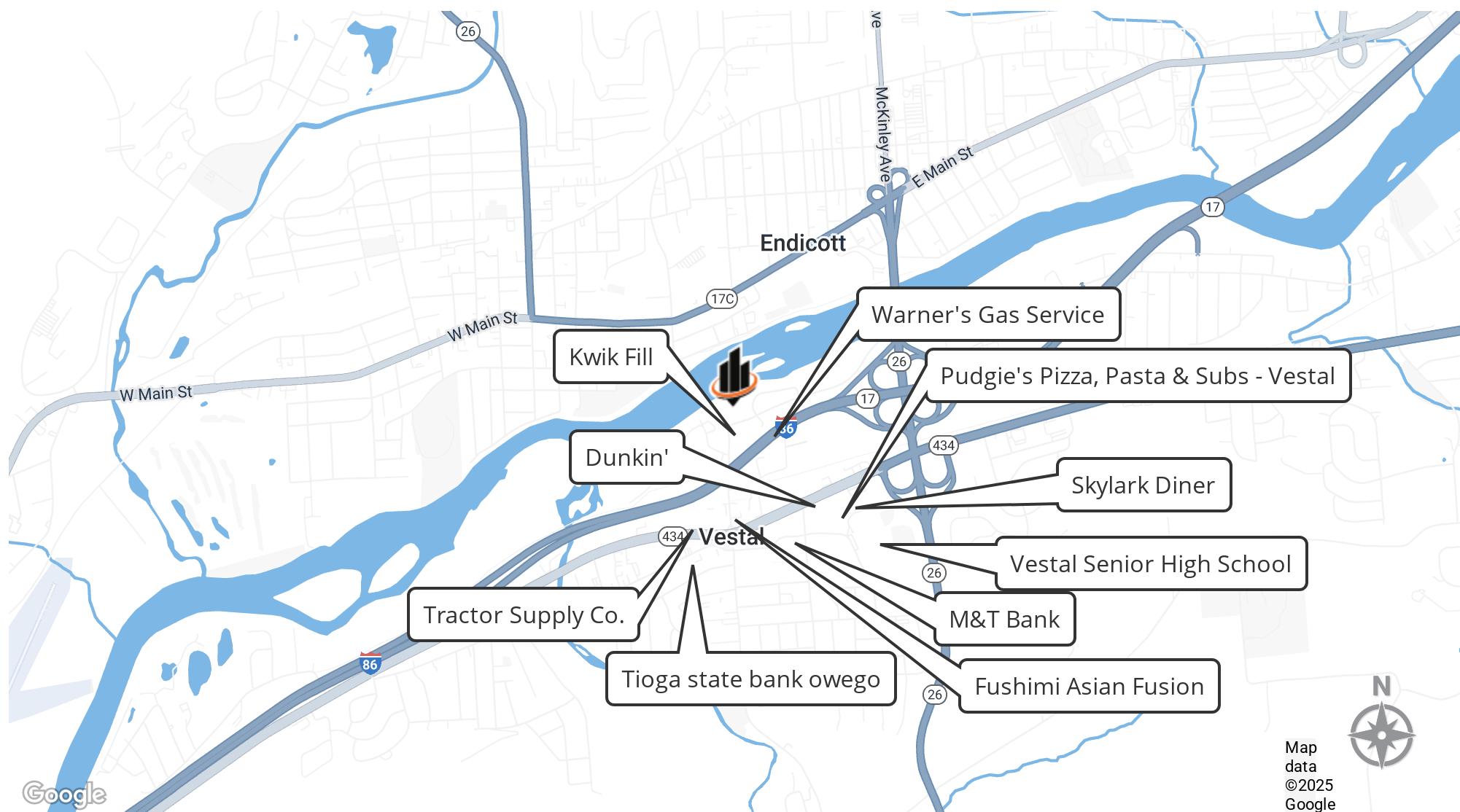
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ADDITIONAL PHOTOS



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LOCATION MAP



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