



FOR LEASE

**1978 Us Route 20
Seneca Falls, NY 13148**



**COLDWELL BANKER
FINGER LAKES**

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1978 Routes 5 and 20 SENECA FALLS NY 13148

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Presented By:

Matthew Parrott | Managing Broker | 315.521.1943 | matthewparrott@coldwellbanker.com

John Parrott | Associate Broker | 315.521.1942 | john.parrott@coldwellbanker.com



COLDWELL BANKER
FINGER LAKES



PROPERTY INFORMATION

PROPERTY DESCRIPTION

1978 Us Route 20
Seneca Falls, NY 13148

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PROPERTY DESCRIPTION

Prime Finger Lakes commercial property for lease. This 9,890 square foot commercial building is situated on the bustling Route 20, offering high visibility and excellent accessibility. With stunning views of the Seneca and Cayuga Canal, this property presents a unique opportunity for businesses looking to capitalize on the scenic beauty and vibrant traffic of the area.

Previously operated as a successful restaurant for over 30 years, the property boasts a fully equipped kitchen, bar, dining room, event space, and a large deck that overlooks the canal, perfect for al fresco dining or hosting events. The ample parking ensures convenience for both customers and staff, making it an ideal location for a variety of commercial ventures.

Nestled in the heart of the Finger Lakes region, between Cayuga and Seneca Lake, this property offers a prime location for businesses aiming to tap into the thriving local economy. The picturesque surroundings and strategic positioning make it a coveted spot for entrepreneurs looking to establish or expand their presence in this renowned area.

Presented By:

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COLDWELL BANKER
FINGER LAKES

EXECUTIVE SUMMARY

1978 Us Route 20
Seneca Falls, NY 13148

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VIDEO

OFFERING SUMMARY

Lease Rate:	Negotiable
Lot Size:	0.89 A
Building Size:	9,890 SF

PROPERTY HIGHLIGHTS

- 9,890 Total SF
- Prime location on high-traffic Route 20
- Beautiful views of Seneca and Cayuga Canal
- Great Visibility with Strong Traffic Counts
- Easy Access to Highways
- Many Retailers in the Immediate Area
- Excellent Opportunity for New Owner/User

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COLDWELL BANKER
FINGER LAKES

PROPERTY DETAILS

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MLS#: **R1585919** **Commercial/Industrial**
1978 Us Route 20
County: **Seneca** Zip: **13148**
Town/City: **Seneca Falls** Pstl City: **Seneca Falls**
Area #: **Seneca Falls-453289**

Subdivision:
TxMap#: **453289-033-000-0001-003-002-0000**
Addl TxMap#:
City Nghbrhd:
School Dist: **Waterloo**
High School:
Middle School:
Elem School:

A-Active
List Price: **\$1**
Acres: **0.89**
Cross St: **Mound Road**

Lot Front: **131**
Lot Depth: **310**
Lot Shape: **Irregular**
Lot #: **3**

Gr SqFt: **9,890**
Trans Type: **Lease**
Year Built: **1965**
Yr Blt Desc: **Existing**
Photo: **25**

General Information

Category: **Commercial**
Sale Incl: **Other - See Remarks**
Type Bldg: **Bar / Tavern, Restaurant / Food**
Bus Name:
Bus Type:
Elec Svc: **220V**
Prop Use:
Location: **Business District**
Floor: **Carpet, Linoleum/Vinyl**
Parking: **50/On Site**
Zoning: **C1**
Water Related Features:

Tot Units:
Stories: **1.0**
Bldgs: **1**
Franchise: **No**
Avail Prkg: **50**
Mx Ceil Hgt:
Mx OH Dr:
On Wtrfrt: **No/Canal**
Name: **Cayuga And Seneca Canal**
Basement: **Full**
Loading:

Office SqFt:
Manuf SqFt:
Res SqFt:
Retail SqFt:
Leased SqFt:
Wrhse SqFt:
Vacant SqFt:

Utilities Information

HVAC Type: **AC-Central, Forced Air**

HVAC Fuel: **Gas**

Sewer/Water: **Public Sewer Connected, Public Water Connected**

Boiler Type:

Presented By:

Matthew Parrott | Managing Broker | 315.521.1943 | matthewparrott@coldwellbanker.com

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LEASE INFORMATION

LEASE INFORMATION

1978 Us Route 20
Seneca Falls, NY 13148

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LEASE HIGHLIGHTS

- 9,890 square foot commercial building
- Lease Rate: Negotiable
- Large deck overlooking the canal
- Beautiful views of Seneca and Cayuga Canal with Boat Access
- Easy Access to NYS Thruway
- Great Visibility with Strong Traffic Counts
- Fully equipped with kitchen, bar, dining room, and event space
- Ample parking available - 50+ spaces

LEASE DESCRIPTION

Available now! Exceptional opportunity to lease a prime commercial property at 1978 US Route 20, Seneca Falls, NY 13148. This stunning 9,890 square foot building, formerly a successful restaurant for over 30 years, is well-known and established in the community. The property includes a full kitchen, bar, dining room, event space, and a large deck overlooking the beautiful Seneca/Cayuga Canal.

Enjoy the convenience of ample parking and easy access to major highways, making it an ideal location for your business. Nestled in the heart of the Finger Lakes region, this property offers excellent visibility and a thriving business environment. Elevate your business in this sought-after location and experience a seamless leasing process. Contact the listing brokers for more information and to schedule tours.

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PROPERTY PHOTOS

PROPERTY PHOTOS

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Matthew Parrott | Managing Broker | 315.521.1943 | matthewparrott@coldwellbanker.com

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Matthew Parrott | Managing Broker | 315.521.1943 | matthewparrott@coldwellbanker.com

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Matthew Parrott | Managing Broker | 315.521.1943 | matthewparrott@coldwellbanker.com

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PROPERTY PHOTOS

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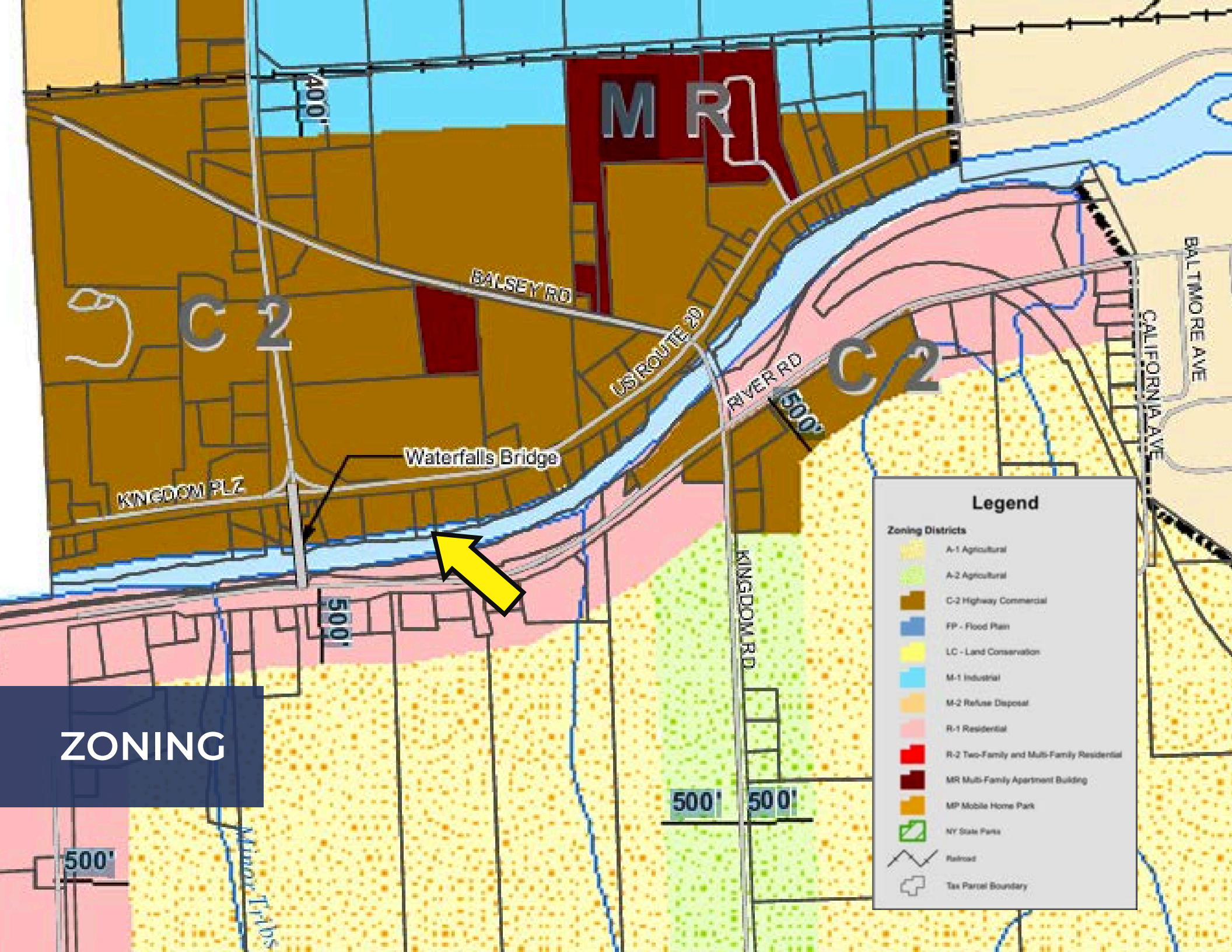
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COLDWELL BANKER
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ZONING

Legend

Zoning Districts

- A-1 Agricultural
- A-2 Agricultural
- C-2 Highway Commercial
- FP - Flood Plain
- LC - Land Conservation
- M-1 Industrial
- M-2 Refuse Disposal
- R-1 Residential
- R-2 Two-Family and Multi-Family Residential
- MR Multi-Family Apartment Building
- MP Mobile Home Park
- NY State Parks

Railroad

Tax Parcel Boundary

C-2 Highway Commercial District -The C-2 Highway Commercial District allows for uses such as auto repair and service, auto salesrooms, eating and drinking establishments, essential services, farm machinery sales, highway-related businesses, local retail businesses, mobile home sales, motels, offices and banks, personal services, public buildings, used car lots, and mixed-use buildings. Accessory uses include buildings or uses incidental to the principal use. Some uses, like amusement centers, drive-in eating establishments, off-street parking, outdoor recreation facilities, and signs, have special conditions, while adult uses, automobile service stations, commercial amusements, large-scale developments, multiple-family dwellings, and small truck terminals require a special use permit.

Permitted Uses:

300-19. C-2 Highway Commercial District. [Amended 12-1-2020 by L.L. No. 6-2020] A. Permitted uses in the C-2 Highway Commercial District are as follows: (1) Auto repair and service (not including automobile service stations). (2) Auto salesrooms. (3) Eating and drinking establishments. (4) Essential services. (See §§ 300-46B and 300-48.) (5) Farm machinery sales. (6) Highway-related business uses. (7) Local retail businesses. (8) Mobile home sales. (9) Motels. (10) Offices and banks. (11) Personal services. (12) Public buildings. (13) Used car lots. (14) Mixed-use buildings. B. C. Permitted accessory uses in the C-2 Highway Commercial District are as follows: (1) Accessory buildings or uses customarily incidental to the principal use. § 300-20 Special conditions apply to the following uses in the C-2 Highway Commercial District: (1) Amusement centers, bowling alleys and similar enclosed places of amusement. (See § 300-52.) (2) Drive-in eating and drinking establishments. (See § 300-53.) (3) Off-street parking and loading. (See § 300-56.) (4) Outdoor recreation facilities. (See § 300-51.) (5) Signs. (See § 300-54.) D. Uses which require a special use permit in the C-2 Highway Commercial District are as follows: (1) Adult uses. (See § 300-66.) (2) Automobile service stations. (See § 300-64.) (3) Commercial amusements, such as drive-in theaters, amusement centers, golf driving ranges and miniature golf. (See § 300-46B.) (4) Large-scale developments. (5) Multiple-family dwellings, including conversions. (See § 300-60.) (6) Small truck terminals, including a dock for one to three trucks and with a building area not over 1,500 square feet; servicing is permitted.

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FINGER LAKES



ABOUT THE FINGER LAKES



ABOUT THE FINGER LAKES

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ABOUT THE FINGER LAKES

The Finger Lakes region, renowned for its breathtaking landscapes and vibrant cultural scene, offers an idyllic escape for nature lovers, adventure seekers, and wine enthusiasts alike. Nestled between sparkling lakes and rolling hills, this area boasts a rich tapestry of outdoor activities, from hiking and boating to wine tasting at world-class vineyards. The Finger Lakes' picturesque towns are brimming with historic charm and a warm, welcoming community spirit, making it a haven for both relaxation and exploration. Seasonal festivals, artisanal markets, and farm-to-table dining experiences add to the allure, ensuring there's always something exciting to discover.

Seneca County, at the heart of the Finger Lakes, embodies the very essence of this enchanting region. Home to the stunning Seneca Lake, the largest and deepest of the Finger Lakes, the county offers unparalleled opportunities for water sports and scenic lakefront relaxation. Visitors can explore renowned wineries along the Seneca Lake Wine Trail, indulge in local culinary delights, and immerse themselves in the area's rich history at its numerous museums and heritage sites. With its blend of natural beauty, cultural treasures, and recreational activities, Seneca County stands out as a prime destination for travelers seeking an unforgettable experience in the Finger Lakes region.

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FINGER LAKES

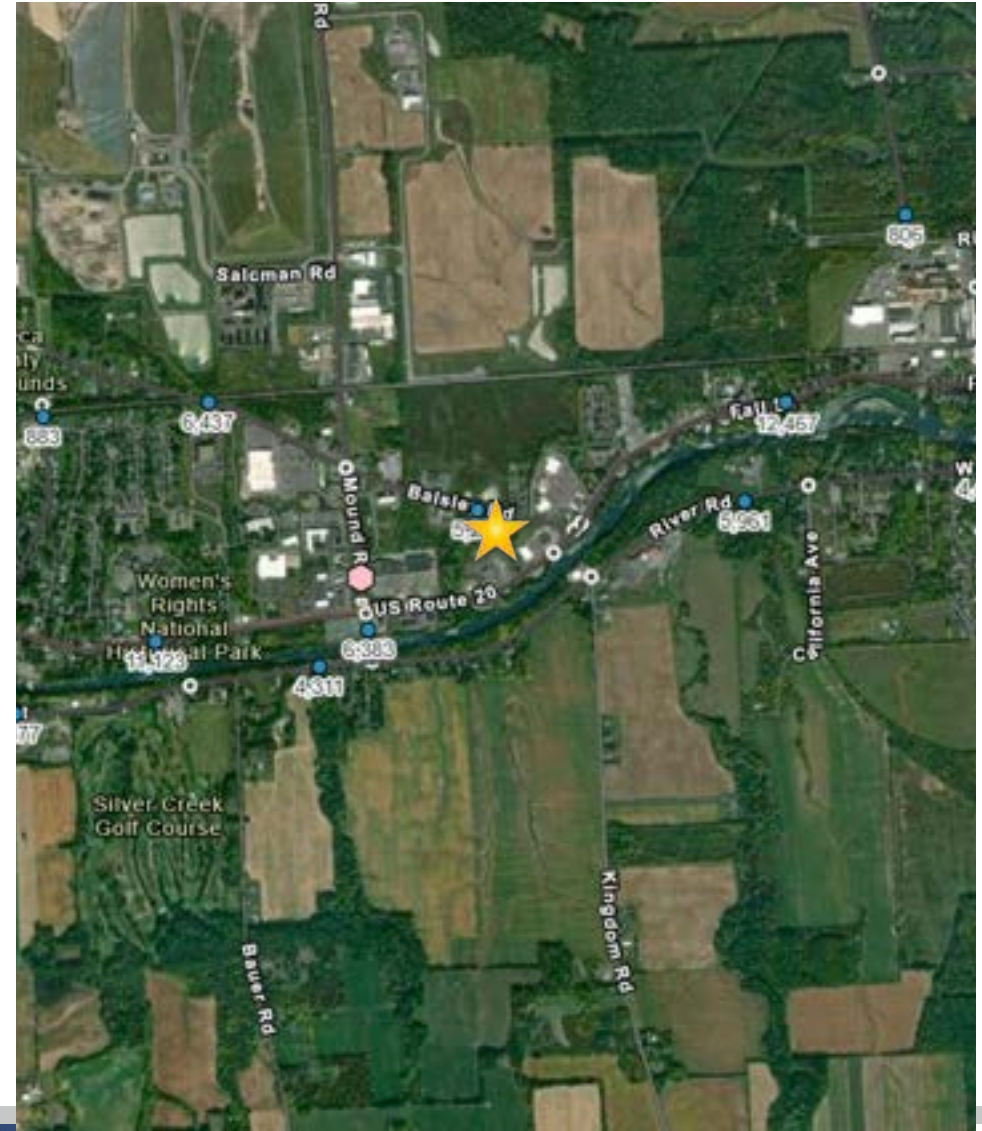
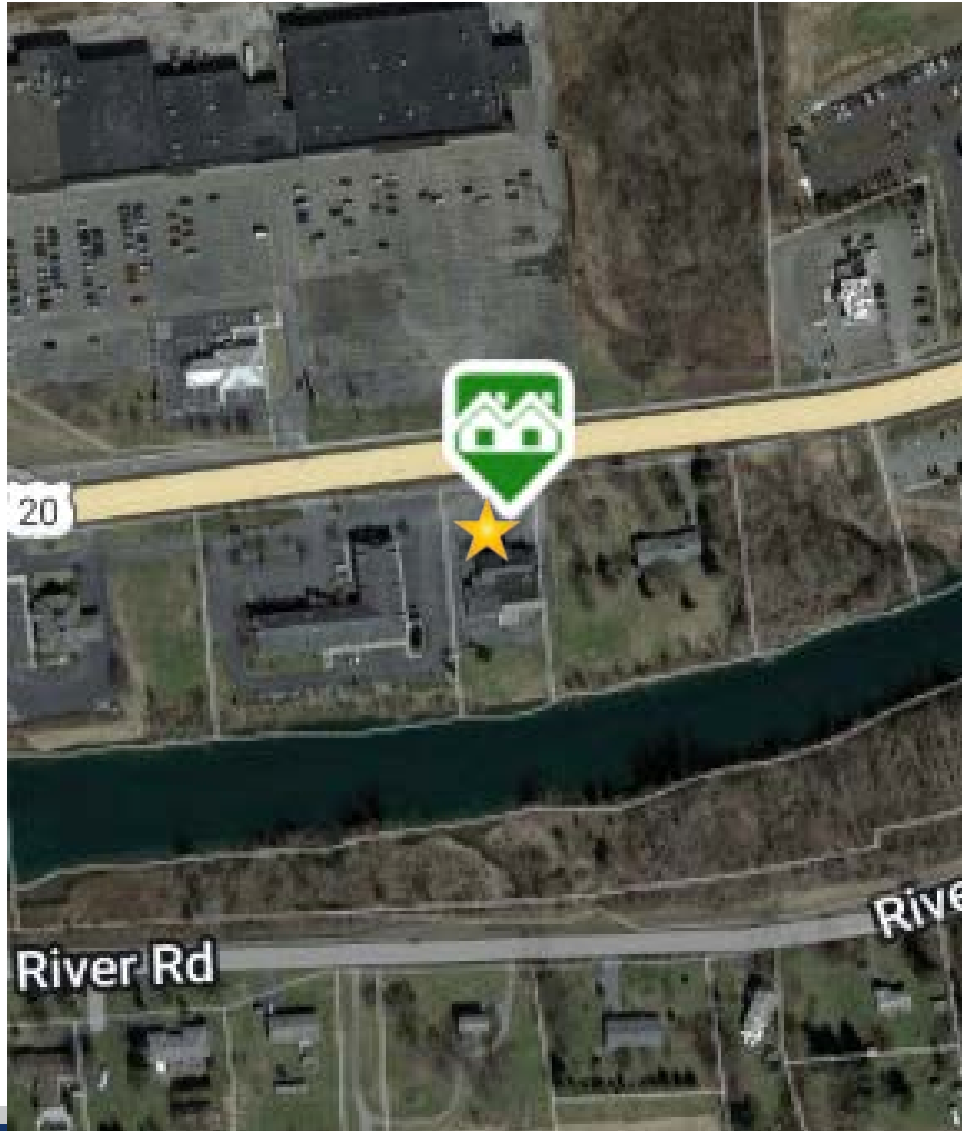


LOCATION INFORMATION

REGIONAL MAP

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Presented By:

Matthew Parrott | Managing Broker | 315.521.1943 | matthewparrott@coldwellbanker.com

John Parrott | Associate Broker | 315.521.1942 | john.parrott@coldwellbanker.com



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RETAILER MAP

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Matthew Parrott | Managing Broker | 315.521.1943 | matthewparrott@coldwellbanker.com

John Parrott | Associate Broker | 315.521.1942 | john.parrott@coldwellbanker.com



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DEMOGRAPHICS

DEMOGRAPHICS REPORT

1978 Us Route 20
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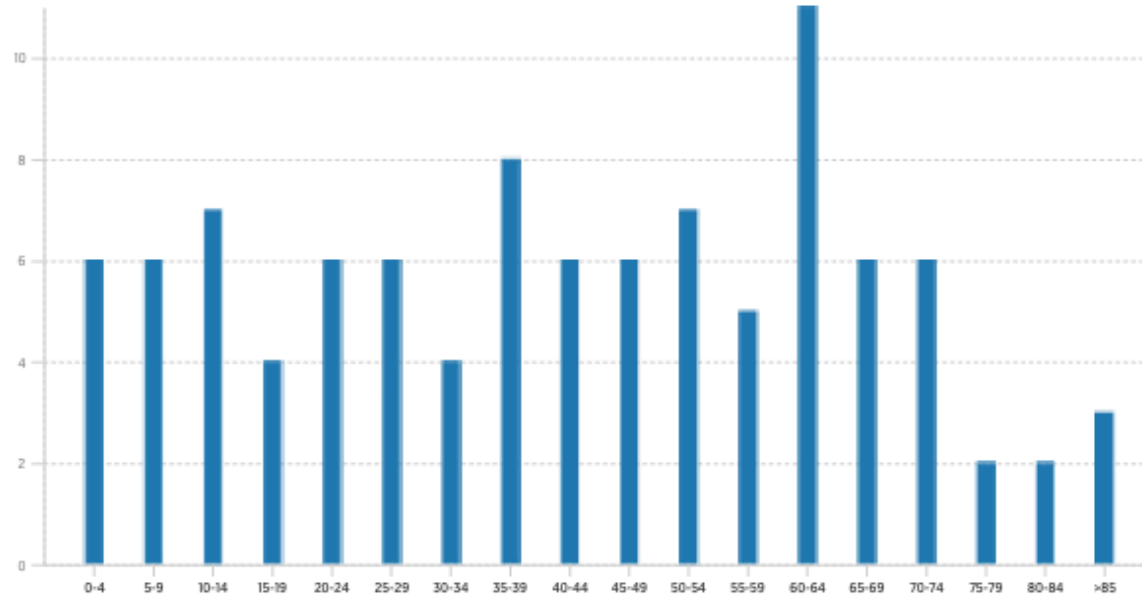
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Estimated Population	8,693
Population Growth (since 2010)	3.4%
Population Density (ppl / mile)	25
Median Age	43.2

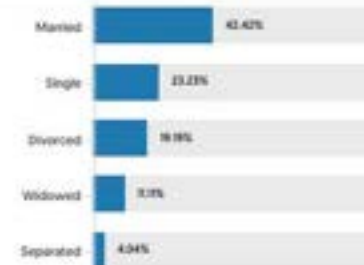
Number of Households	3,290
Household Size (ppl)	2
Households w/ Children	1,822

AGE

AGE



MARITAL STATUS



WORKERS BY INDUSTRY

Agricultural, Forestry, Fishing	237
Mining	
Construction	230
Manufacturing	305
Transportation and Communications	417
Wholesale Trade	42
Retail Trade	303
Finance, Insurance and Real Estate	237
Services	1,028
Public Administration	316
Unclassified	

WORKFORCE



Presented By:

Matthew Parrott | Managing Broker | 315.521.1943 | matthewparrott@coldwellbanker.com

John Parrott | Associate Broker | 315.521.1942 | john.parrott@coldwellbanker.com



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DEMOGRAPHICS REPORT

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HOUSING

SUMMARY

Median Home Sale Price **\$76,600**
Median Year Built **1979**

STABILITY

Annual Residential Turnover **12.71%**

EATING - DRINKING

	Address	Phone #	Distance	Description
Pat Kalaboke	1963 US Route 20 Ste 11	(315) 539-3434	0.09	Pizza Restaurants
Pat's Pizzeria Waterloo	1963 US Route 20	(315) 539-3434	0.09	Pizzeria, Independent
Bart-Rich Enterprises, Inc.	2013 US Route 20	(315) 568-4215	0.12	Fast-Food Restaurant, Chain
Falls Donuts	2014 US Route 20	(315) 257-0026	0.12	Doughnuts
Kentucky Fried Chicken Of Louisville, Inc.	2430 State Route 414	(315) 539-0807	0.4	Fast-Food Restaurant, Chain
Little Italy	2109 US Route 20	(315) 712-0000	0.43	Italian Restaurant
Subway Sandwiches	1860 North Rd	(315) 539-8999	0.53	Sandwiches And Submarines Shop
Bee's Cakes & Catering	31 Stewart St	(315) 729-4891	0.83	Cakes

SHOPPING

	Address	Phone #	Distance	Description
Real Deals	1963 US Route 20 Ste 6	(315) 539-3013	0.07	Variety Stores
Tops Pt, Llc.	1963 US Route 20 Ste 1	(315) 539-8866	0.09	Supermarkets, Chain
Sauder, John	2146 River Rd	(315) 568-2673	0.53	Convenience Stores, Independent
Walmart Inc.	1860 North Rd	(315) 539-2560	0.53	Department Stores, Discount
Seneca Mini Mart	380 E Main St	(315) 539-8301	0.61	Convenience Stores
Seneca County Weatherisation	2156 US Route 20	(315) 539-4263	0.67	Energy Conservation Products
Express Mart	2180 Ny 5	(315) 257-0165	0.77	Convenience Stores, Chain

OCCUPANCY



FAIR MARKET RENTS (COUNTY)



GENDER



Presented By:

Matthew Parrott | Managing Broker | 315.521.1943 | matthewparrott@coldwellbanker.com

John Parrott | Associate Broker | 315.521.1942 | john.parrott@coldwellbanker.com

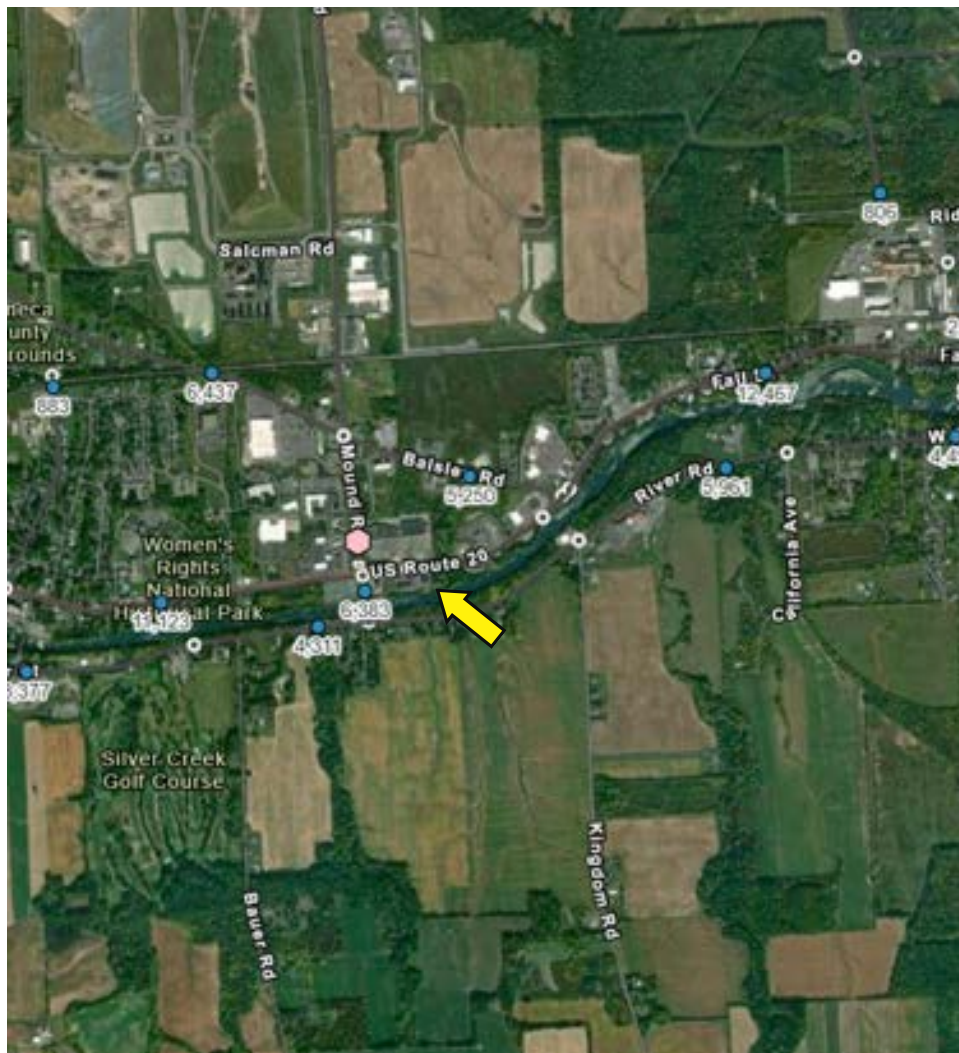


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TRAFFIC COUNTS

1978 Us Route 20
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Routes 5 and 20

12,467 Vehicles Per Day

Balsley Road

5,250 Vehicles Per Day

Mound Road

6,383 Vehicles Per Day

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FINGER LAKES



COLDWELL BANKER

FINGER LAKES

MEET THE TEAM

MEET THE TEAM

1978 Us Route 20
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MATTHEW PARROTT

Managing Broker

Cell: 315-521-1943
matthewparrott@coldwellbanker.com



JOHN PARROTT

Associate Broker

Cell: 315.521.1942
john.parrott@coldwellbanker.com

Presented By:

Matthew Parrott | Managing Broker | 315.521.1943 | matthewparrott@coldwellbanker.com

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