



FOR LEASE

1978 Us Route 20
Seneca Falls, NY 13148



COLDWELL BANKER
FINGER LAKES

TABLE OF CONTENTS

**1978 Routes 5 and 20
SENECA FALLS NY 13148**

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All properties and services are marketed by Coldwell Banker Finger Lakes in compliance with all applicable fair housing and equal opportunity laws.

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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.

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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 | | A-Active |
| 1978 Us Route 20 | | | | |
| County: | Seneca | Zip: | 13148 | List Price: \$1 |
| Town/City: | Seneca Falls | Pstl City: | Seneca Falls | Acres: 0.89 |
| Area #: | Seneca Falls-453289 | | | Cross St: Mound Road |
| Subdivision: | | | | Lot Front: 131 |
| TxMap#: | 453289-033-000-0001-003-002-0000 | | | Lot Depth: 310 |
| Addl TxMap#: | | | | Lot Shape: Irregular |
| City Nghbrhd: | | | | Lot #: 3 |
| School Dist: | Waterloo | | | Gr SqFt: 9,890 |
| High School: | | | | Trans Type: Lease |
| Middle School: | | | | Year Built: 1965 |
| Elem School: | | | | Yr Bld Desc: Existing |
| | | | | # Photo: 25 |

General Information

| | | | |
|-------------------------|--|--------------|--------------------------------|
| Category: | Commercial | Tot Units: | |
| Sale Incl: | Other - See Remarks | # Stories: | 1.0 |
| Type Bldg: | Bar / Tavern, Restaurant / Food | # Bldgs: | 1 |
| Bus Name: | | Franchise: | No |
| Bus Type: | | Avail Prkg: | 50 |
| Elec Svc: | 220V | Mx Ceil Hgt: | |
| Prop Use: | | Mx OH Dr: | |
| Location: | Business District | On Wtrfrt: | No/Canal |
| Floor: | Carpet, Linoleum/Vinyl | Name: | Cayuga And Seneca Canal |
| Parking: | 50/On Site | Basement: | Full |
| Zoning: | C1 | Loading: | |
| Water Related Features: | | | |

Utilities Information

| | | | |
|------------|-------------------------------|--------------|---|
| HVAC Type: | AC-Central, Forced Air | Sewer/Water: | Public Sewer Connected, Public Water Connected |
| HVAC Fuel: | Gas | Boiler Type: | |

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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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PROPERTY PHOTOS

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PROPERTY PHOTOS

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PROPERTY PHOTOS

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PROPERTY PHOTOS

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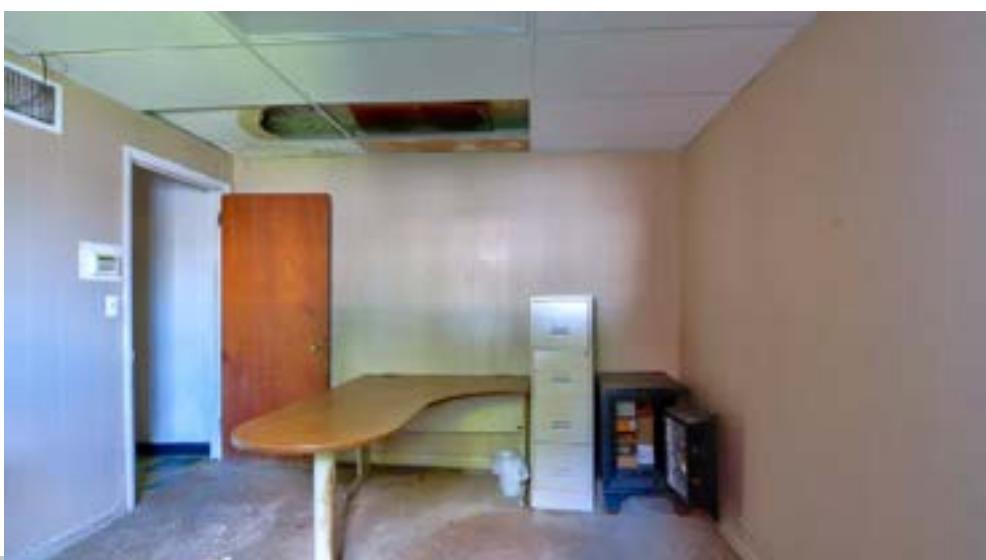


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PROPERTY PHOTOS

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PROPERTY PHOTOS

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COLDWELL BANKER
FINGER LAKES

ZONING

500'

Writing

kingdom PLZ

Waterfalls Bridge

505

8

C2

BALSEY RD

MRC

US ROUTE 20

RIVER RD
1999

C 2

KINGDOM RD

500' 500'

CALIFORNIA

BALTIMORE AVE

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

ZONING INFORMATION

1978 Us Route 20
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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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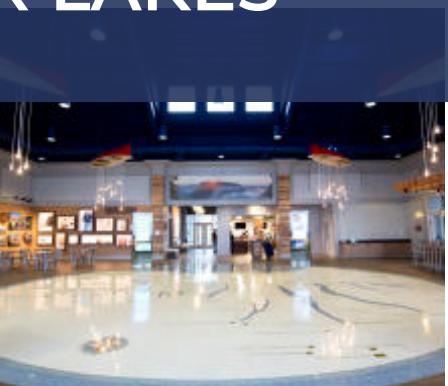
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COLDWELL BANKER
FINGER LAKES



ABOUT THE FINGER LAKES



ABOUT THE FINGER LAKES

1978 Us Route 20

Seneca Falls, NY 13148

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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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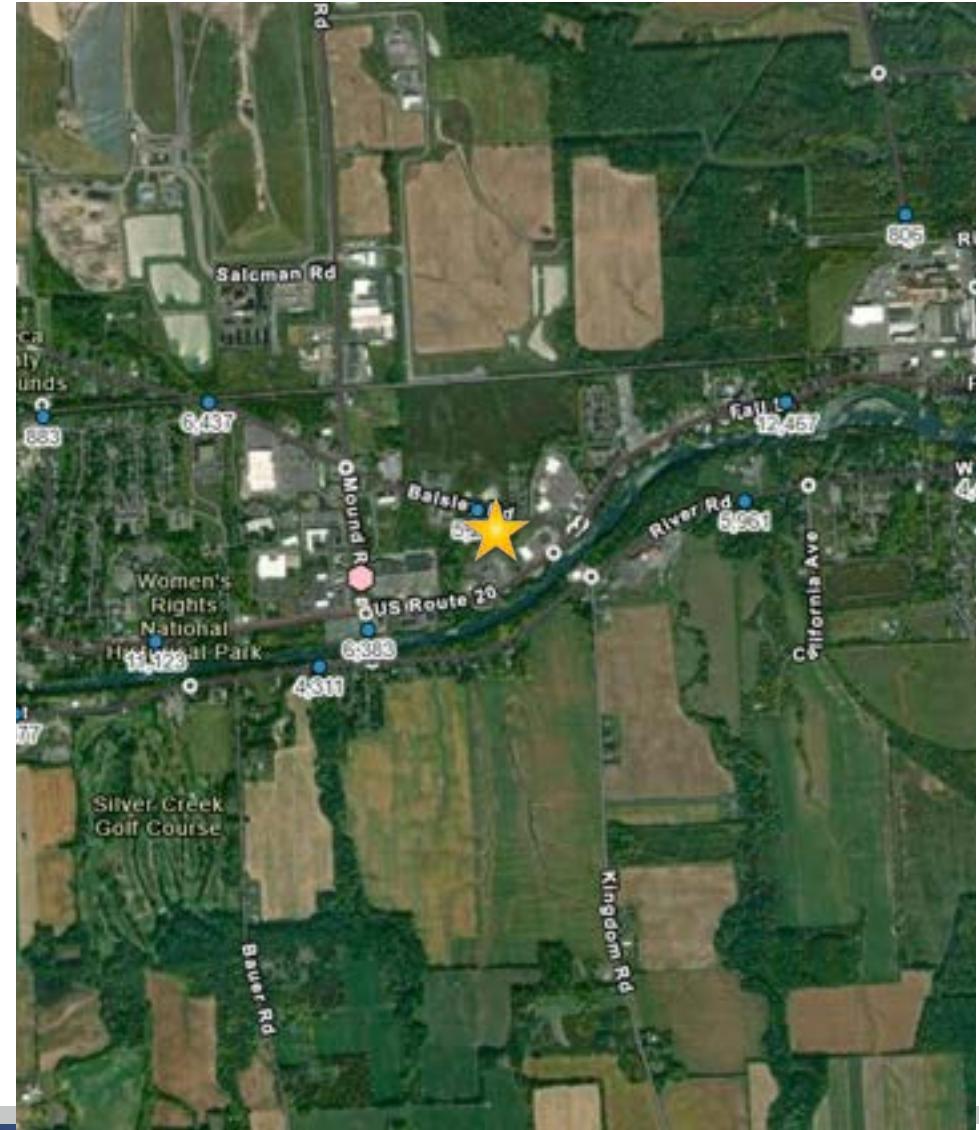
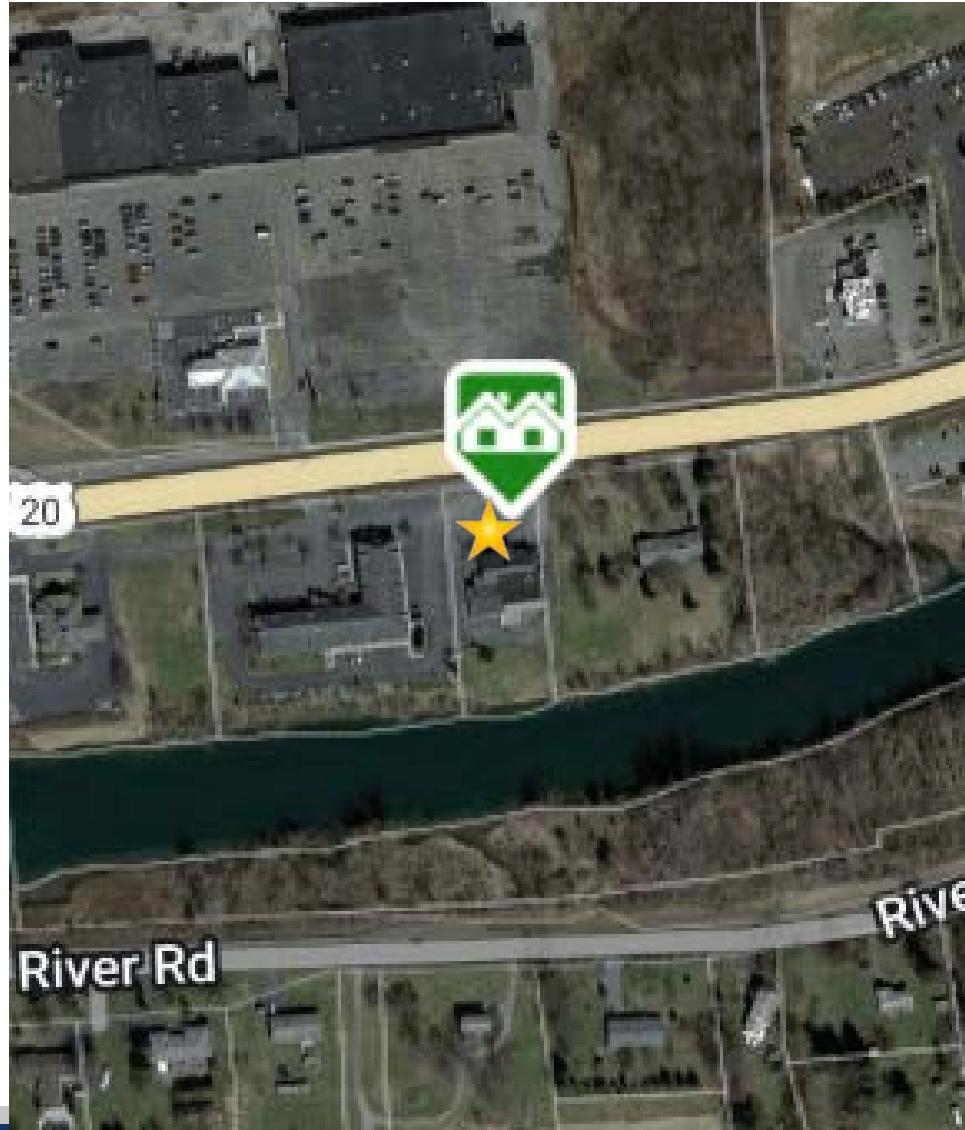
LOCATION INFORMATION

REGIONAL MAP

1978 Us Route 20

Seneca Falls, NY 13148

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RETAILER MAP

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DEMOGRAPHICS

DEMOCRAPHICS REPORT

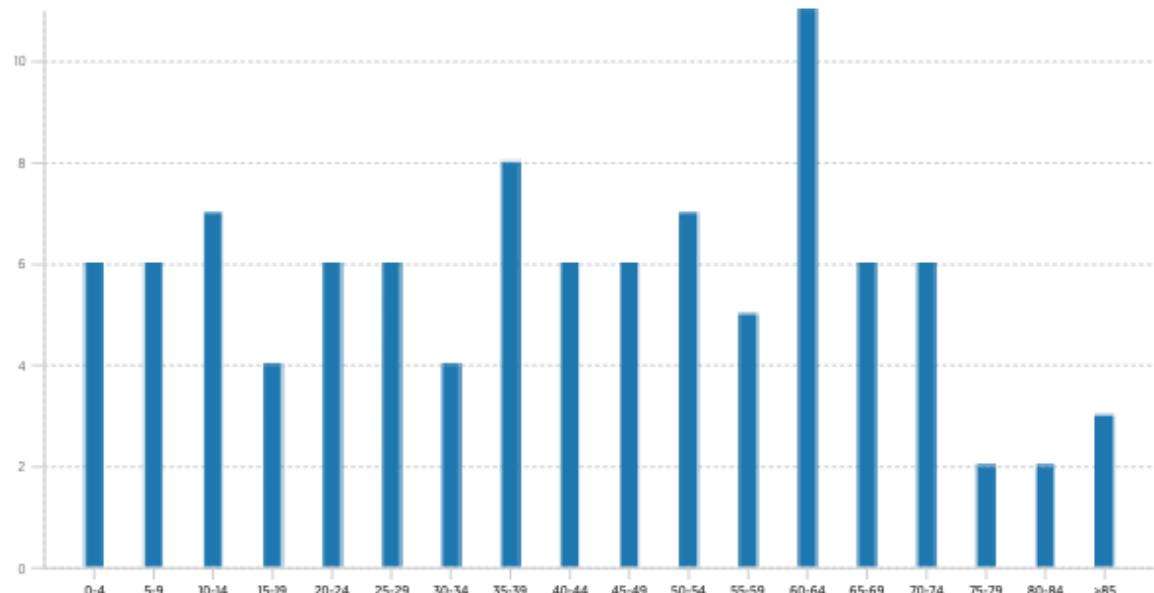
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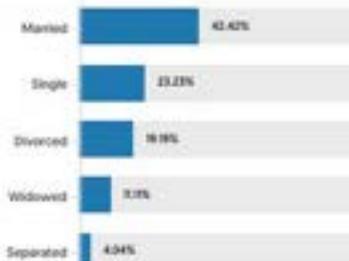
| | |
|---------------------------------|-------|
| Estimated Population | 8,693 |
| Population Growth (since 2010) | 3.4% |
| Population Density (ppl / mile) | 25 |
| Median Age | 43.2 |

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

AGE



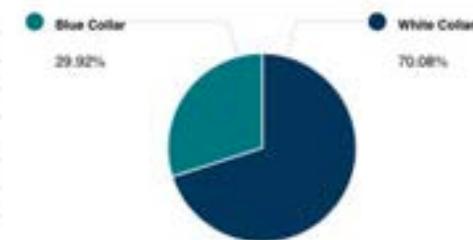
MARITAL STATUS



WORKERS BY INDUSTRY

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

WORKFORCE



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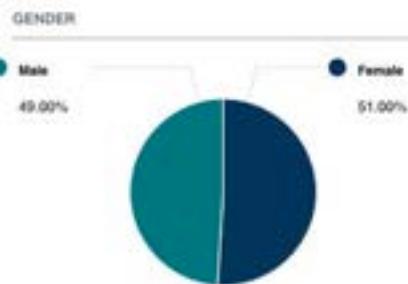
1978 Us Route 20
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| HOUSING | | | |
|------------------------|----------|-----------------------------|--------|
| SUMMARY | | | |
| Median Home Sale Price | \$76,600 | Annual Residential Turnover | 12.71% |
| Median Year Built | 1979 | | |

| 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 Weatherization | 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 |



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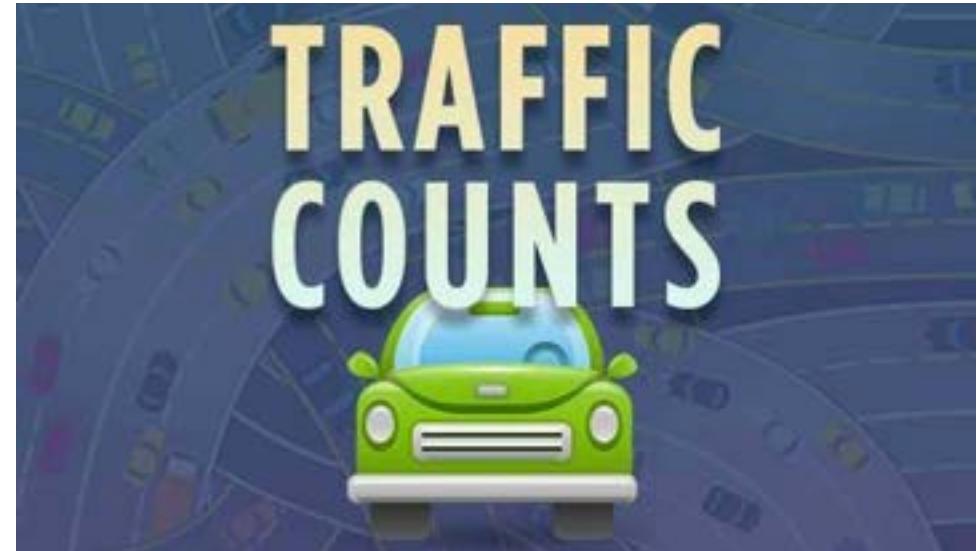
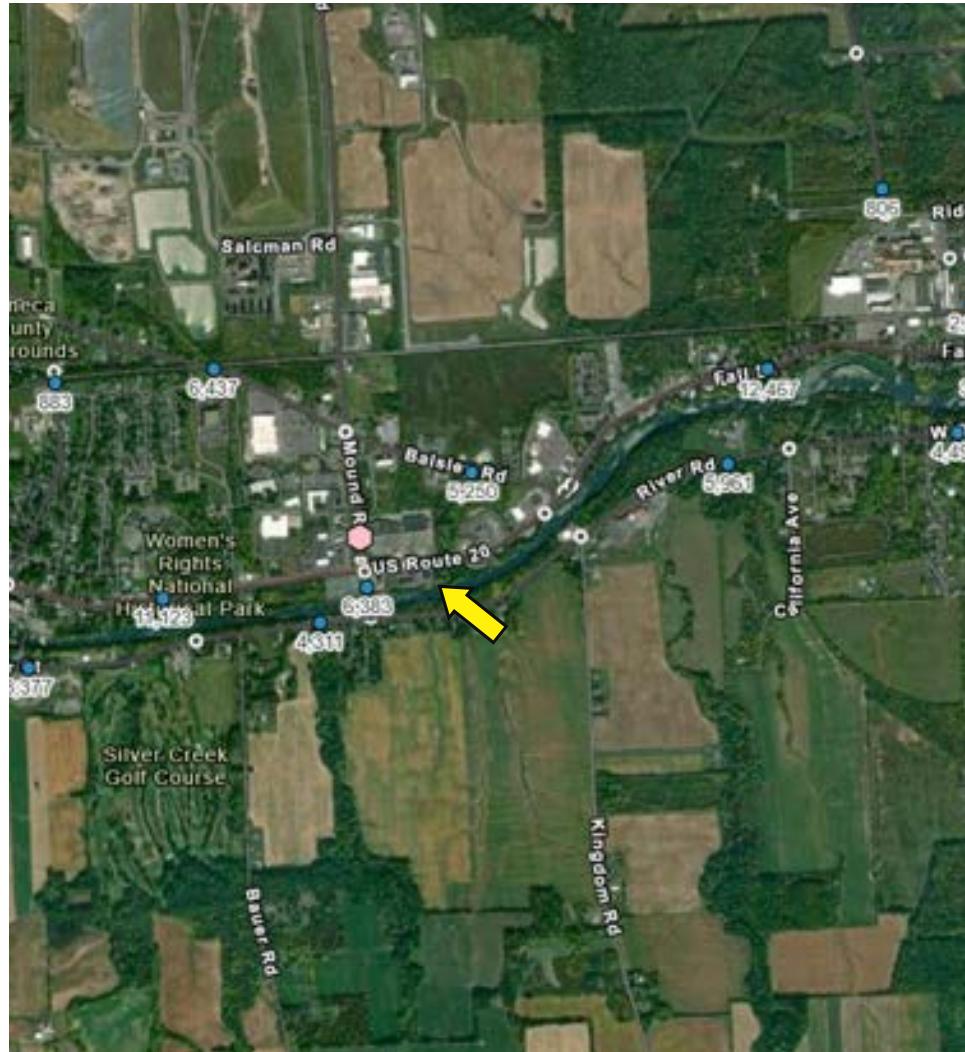
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FINGER LAKES

TRAFFIC COUNTS

1978 Us Route 20

Seneca Falls, NY 13148

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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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COLDWELL BANKER

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MEET THE TEAM

MEET THE TEAM

1978 Us Route 20
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