

# FOR SALE/LEASE

1720 COUNTY RD 64, HORSEHEADS, NY 14903



**0.80 +**  
ACRES AVAILABLE



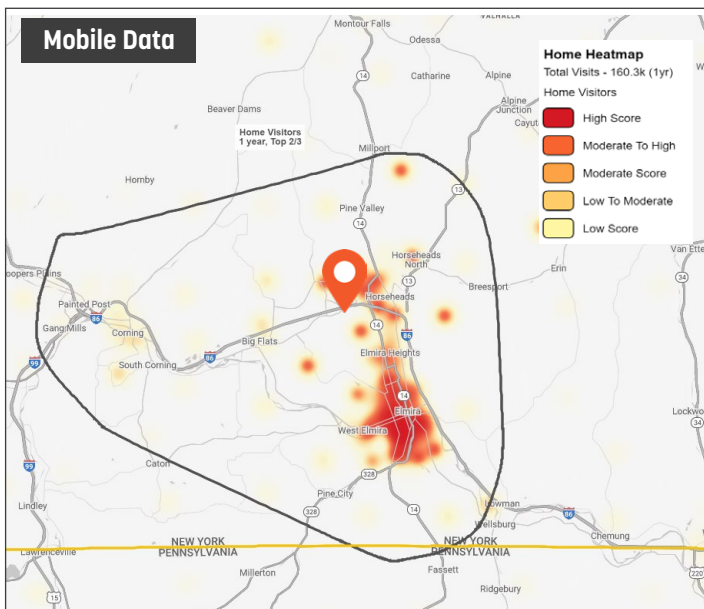
**37,962**  
VEHICLES PER DAY



**\$UPON REQUEST**  
SALE/LEASE PRICE

## OFFERING SUMMARY

Property Type	Retail Pad
Lot Size:	0.80 +/- Acres
Traffic Counts	Southern Tier Expy (I-86): 37,962/ vpd Big Flats Rd (Co. Rd 64) 8,902/ vpd
Sale/Lease Price	\$Upon Request



DEMOGRAPHICS	1 Mile	3 Miles	5 Miles
Population	17,001	36,666	83,056
Median HH Income	\$71,145	\$70,871	\$68,622
Households	7,506	20,491	35,522
Employees	12,662	20,491	35,522



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## PROPERTY HIGHLIGHTS

- .80-acre outparcel between Red Robin & Mavis, located in **Southern Tier Crossing Shopping Center**, with strong visibility from County Rd 64 (Big Flats Rd)
- Shadow-anchored by **Walmart** (97th percentile nationally per Placer.ai), **Kohl's**, **Dick's** & **ALDI**
- Surrounded by **top retail, grocery, dining & fitness brands** in a leading retail corridor, serving a **dense trade area**



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