

**SALE**

# 2309 E. Main Street

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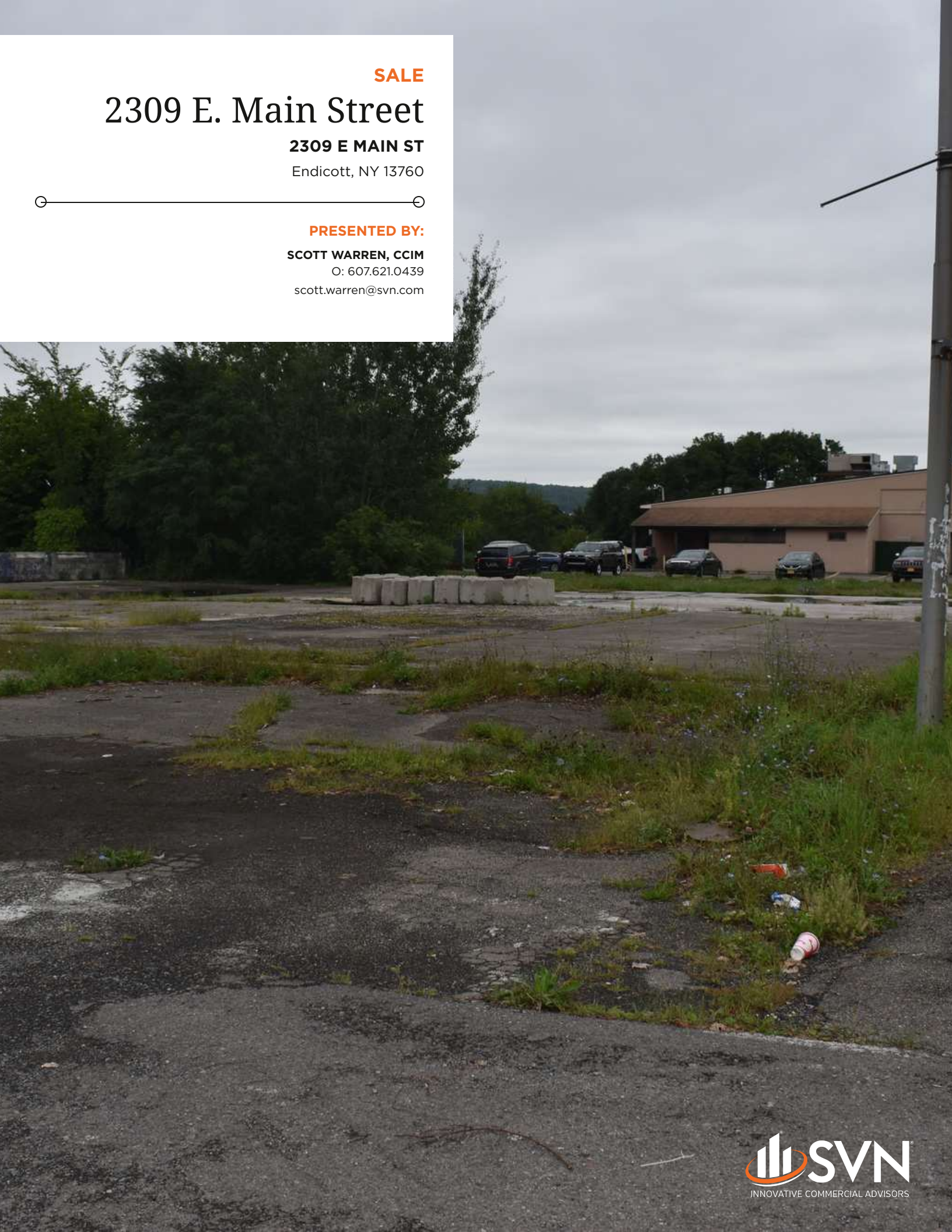
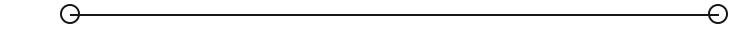
Endicott, NY 13760

**PRESENTED BY:**

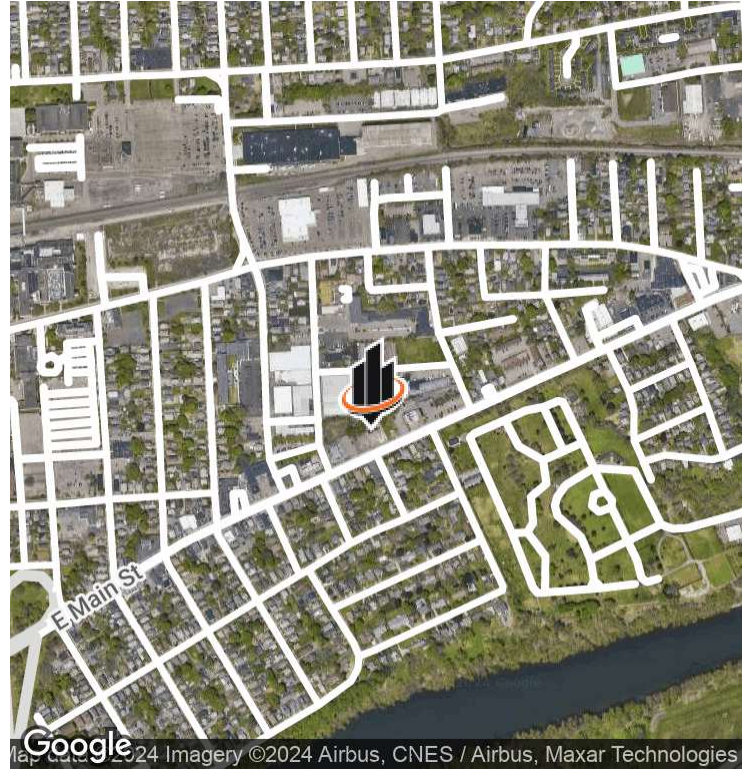
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# PROPERTY SUMMARY



## OFFERING SUMMARY

<b>SALE PRICE:</b>	\$249,000
<b>NUMBER OF UNITS:</b>	1
<b>LOT SIZE:</b>	40,425 SF
<b>BUILDING SIZE:</b>	10,000 SF

## PROPERTY DESCRIPTION

This large and versatile site on Main Street in Endicott, NY, offers an ideal location for retail or industrial operations. Located next to the iconic Tony's Restaurant, this property sits on a bustling retail stretch at the Endwell border, with an average daily traffic count of 6,655. Featuring 280 feet of Main Street frontage, the site includes a 10,000 SF warehouse with three drive-in overhead doors at the rear, accessible from Heath Ave. The vacant lot on Main St presents an excellent opportunity for retail or commercial development, with easy access to NYS Route 26 and the I-86 interchange. This is a rare chance to own a property with significant expansion potential in a rapidly developing area of Endicott, NY.

## PROPERTY HIGHLIGHTS

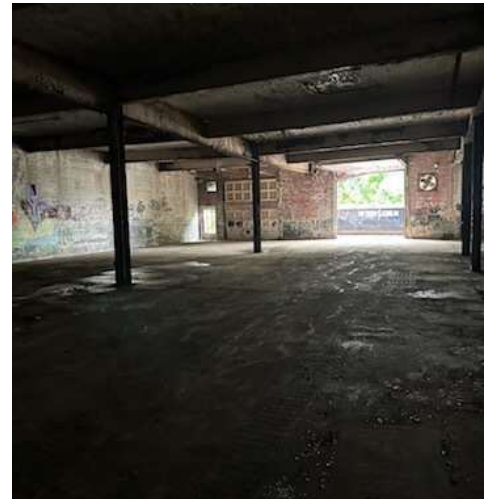
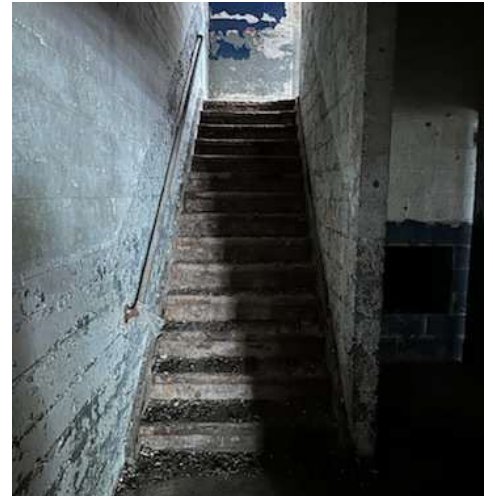
- Vacant and developable lot on Main St in Endicott.
- Average Daily traffic count 6,655.
- 10,000 SF Warehouse on Heath Ave entrance.
- 15' Ceilings.
- 280' Main St Frontage.

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## ADDITIONAL PHOTOS

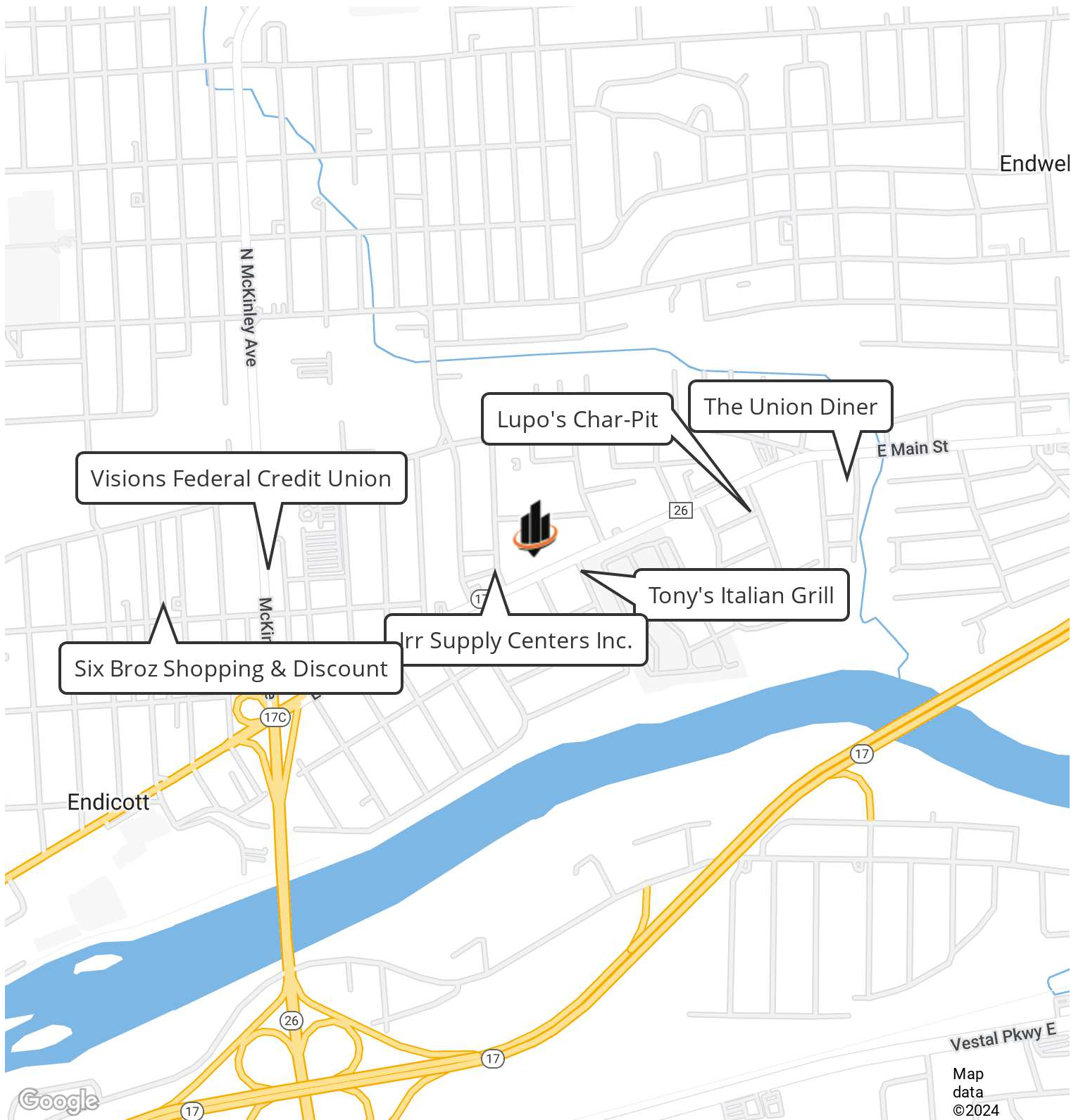


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# LOCATION MAP

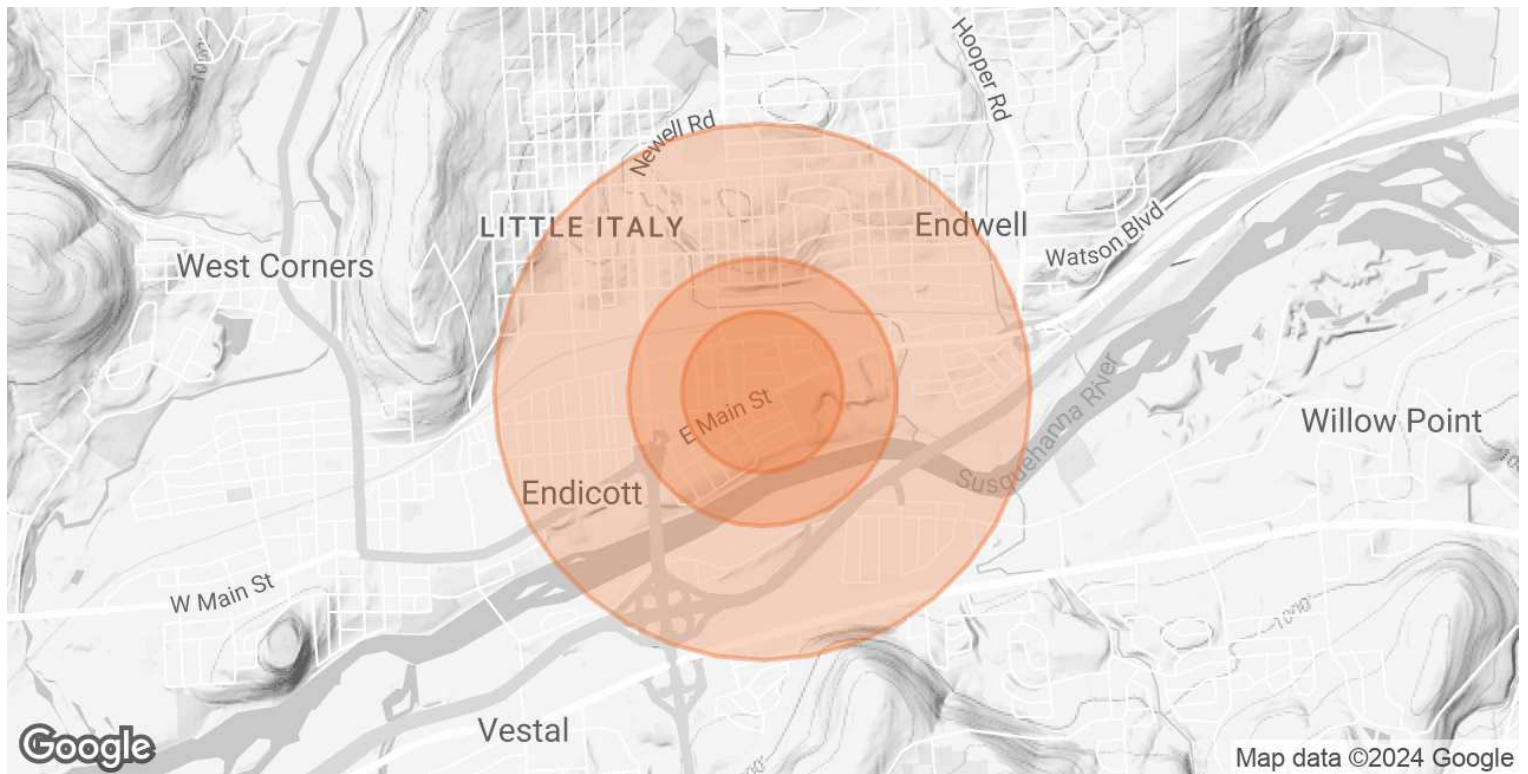


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# DEMOGRAPHICS MAP & REPORT



<b>POPULATION</b>	<b>0.3 MILES</b>	<b>0.5 MILES</b>	<b>1 MILE</b>
<b>TOTAL POPULATION</b>	1,726	3,573	11,310
<b>AVERAGE AGE</b>	39	40	41
<b>AVERAGE AGE (MALE)</b>	38	38	39
<b>AVERAGE AGE (FEMALE)</b>	41	41	42
<b>HOUSEHOLDS &amp; INCOME</b>	<b>0.3 MILES</b>	<b>0.5 MILES</b>	<b>1 MILE</b>
<b>TOTAL HOUSEHOLDS</b>	778	1,606	5,091
<b># OF PERSONS PER HH</b>	2.2	2.2	2.2
<b>AVERAGE HH INCOME</b>	\$54,779	\$56,880	\$65,240
<b>AVERAGE HOUSE VALUE</b>	\$140,482	\$143,396	\$155,128

*Demographics data derived from AlphaMap*

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