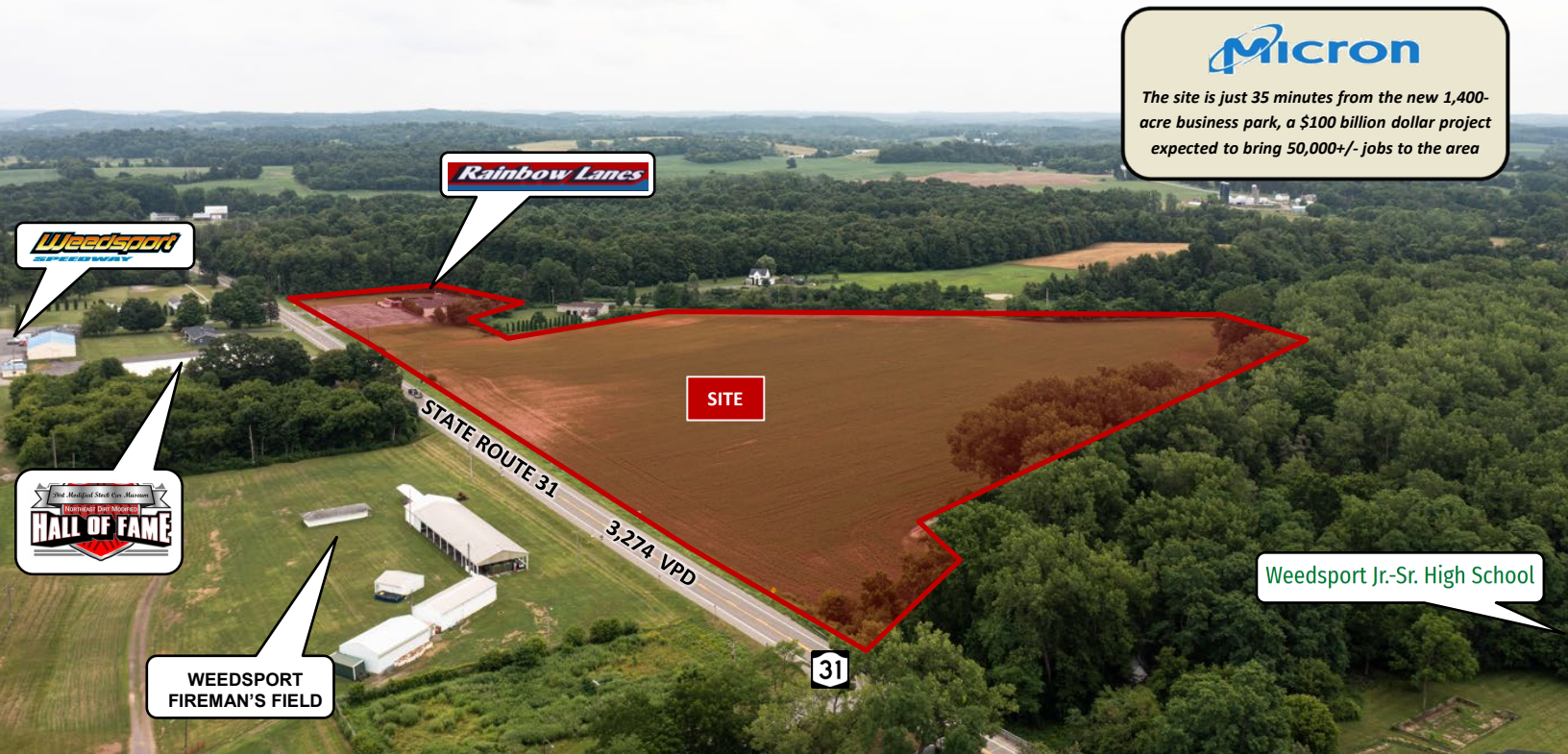


2922 State Route 31

WEEDSPORT, NY 13166



The site is just 35 minutes from the new 1,400-acre business park, a \$100 billion dollar project expected to bring 50,000+/- jobs to the area

AVAILABLE OPPORTUNITY

- » FOR SALE: \$1.5M
- » Two Parcels- 31.32 Acres
 - 1) 12,692 SF Existing bowling alley, Rainbow Lanes on 5.29 Acres (C- Commercial Zoning District)
 - 2) Vacant Lot 26.03 Acres (R- Residential Zoning District)

PROPERTY HIGHLIGHTS

- » Convenient location on NY State Route 31 just off Interstate 90 in the center of Weedsport with multiple potential uses
- » Less than 1 mile from the NYS thruway Exit 40
- » Approximately 35 minutes from the new Micron Technologies coming to Clay, New York, a \$100 billion project planned to bring 50,000 +/- jobs to the area & the Great Northern Mall \$1 billion redevelopment project



FOR MORE INFORMATION, PLEASE CONTACT:



GINA SPENO
Licensed Real Estate Salesperson
(315) 374-6664 (c)
Gina@VentureBrokerageGroup.com

EXISTING BOWLING ALLEY & ADJACENT 26.03 ACRE LOT FOR SALE

2922 State Route 31

WEEDSPORT, NY 13166



PROPERTY PHOTOS



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EXISTING BOWLING ALLEY & ADJACENT 26.03 ACRE LOT FOR SALE



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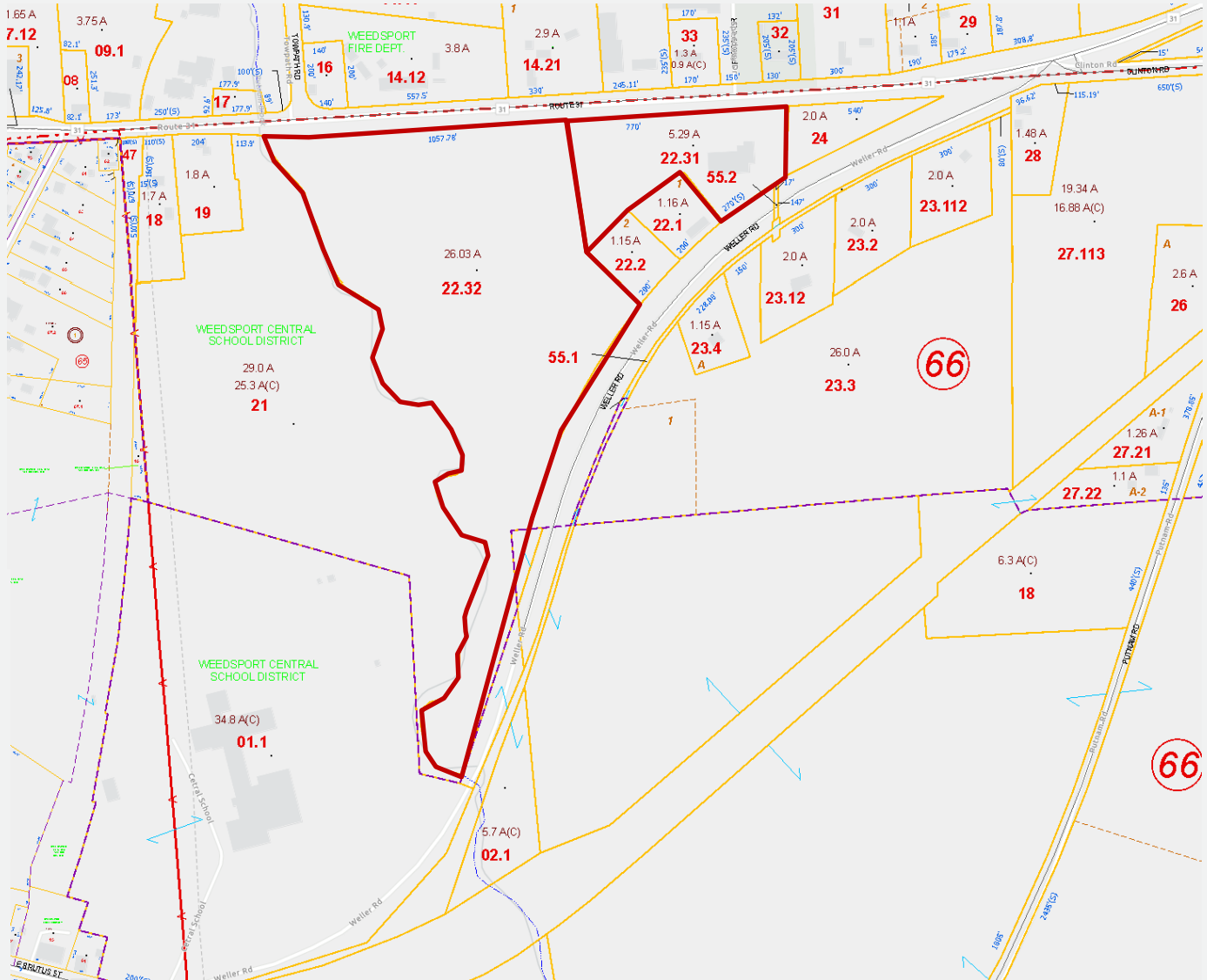


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TAX MAP



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MARKET AERIAL



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DEMOGRAPHICS



DEMOGRAPHIC SNAPSHOT	1 MILE	3 MILES	5 MILES
Total Population	1,135	3,933	10,507
Daytime Population	1,192	2,972	7,891
Households	536	1,614	4,462
Average Household Income	\$99,011	\$95,951	\$89,883



143
Businesses



1,221
Employees



\$170,178
Median Home Value



45.9
Median Age

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