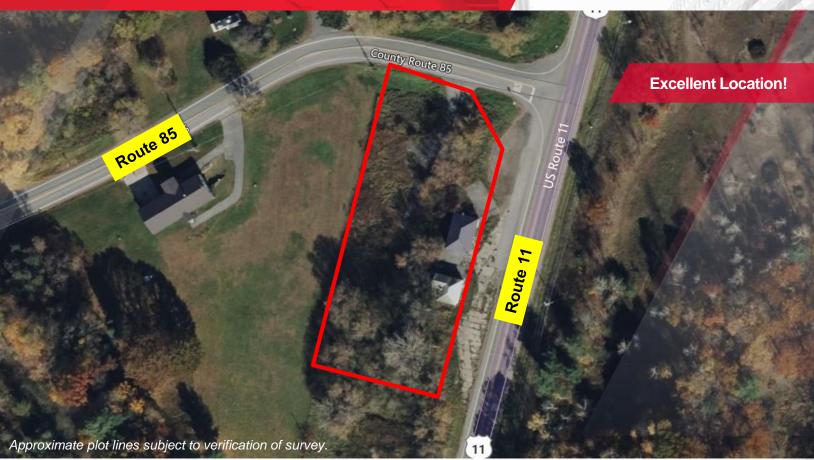
FOR SALE 7677 Route 11 Adams, New York 13605

CUSHMAN & Pyra WAKEFIELD Com

Pyramid Brokerage Company



1.0± Acre Development Site

Property Highlights

- · Excellent road visibility
- Great location right off major Route 11
- Centrally located between Adams Center, Adams, and Mannsville
- No environmental issues
- Great location for ATM drive-thru, gas station, or convenience store
- Two older buildings (1,392± SF) can be torn down for new business concepts
- Asking price is lower than assessed value

Contact

KENNETH COURTS Real Estate Salesperson +1 717 514 6816 kcourts@pyramidbrokerage.com

Demographic	3 Mile	5 Miles	10 Miles
Population	2,848	5,301	14,240
Households	1,158	2,147	5,705
Average H.H. Income	\$78,050	\$82,225	\$87,736
Daytime Employees	1,494	2,491	4,347

Source: ESRI Business Analyst 2024

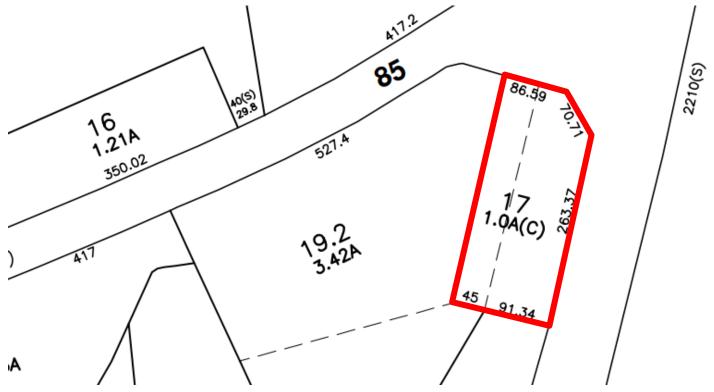
Traffic Counts	
Route 11	2,243 AADT
I-81	17,614 AADT
Source: NYS DOT 2023	

210 Court Street Watertown, New York 13601 +1 315 779 1196 pyramidbrokerage.com

FOR SALE7677 Route 11 | Adams, New York





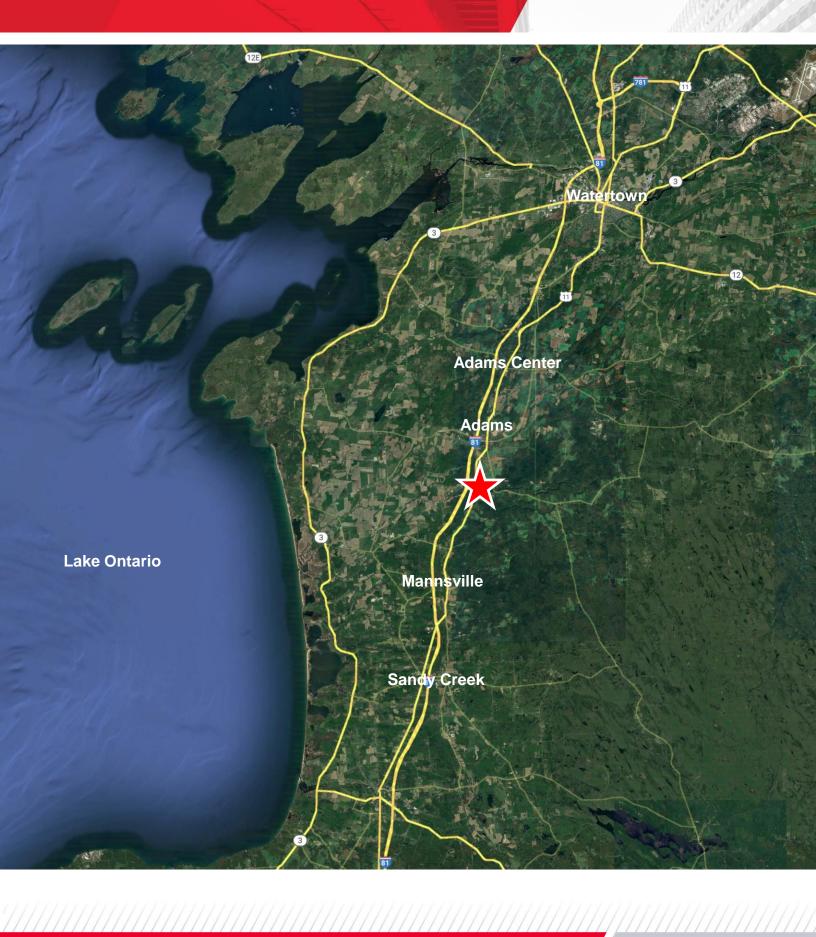


Tax Map: 112.20-1-17, Town of Ellisburg

FOR SALE 7677 Route 11 | Adams, New York

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