

FOR SALE

7677 Route 11

Adams, New York 13605



Excellent Location!

Route 85

Route 11

County Route 85

US Route 11

11

Approximate plot lines subject to verification of survey.

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

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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

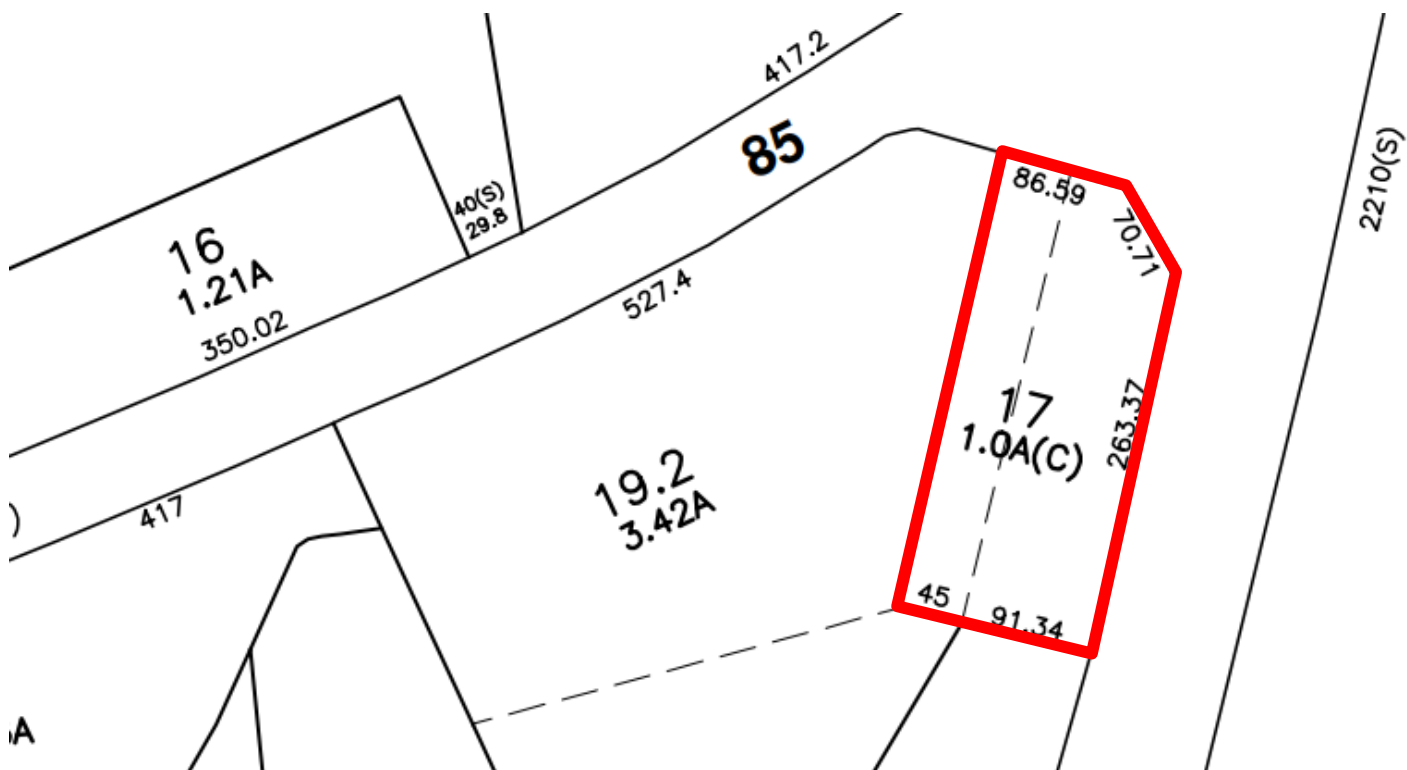
Source: ESRI Business Analyst 2024

Traffic Counts	
Route 11	2,243 AADT
I-81	17,614 AADT

Source: NYS DOT 2023

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7677 Route 11 | Adams, New York



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

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