


**FOR SALE OR LEASE**

# 1.2± ACRE DEVELOPMENT SITE

## Property Highlights

- 1.2± acres of land available for lease or sale
- Owner will consider also consider build to suit for a user
- Land is zoned C-Commercial
- Adjacent to the only Walmart in Madison County
- Close proximity to other retailers including Lowes, Tractor Supply, Harbor Freight, Verizon, etc.
- Lease price \$60,000/year NNN
- Sale price \$750,000

Demographic	1 Mile	3 Miles	5 Miles
Population	791	12,618	22,257
Households	298	5,799	10,124
Average H.H. Income	\$105,523	\$85,677	\$88,956
Daytime Employees	1,151	8,236	11,104
Source: ESRI Business Analyst 2025			

## Traffic Counts

Genesee Street	12,881 AADT
Upper Lenox Avenue	8,525 AADT

Source: NYS DOT 2024

## EXCLUSIVE CONTACT

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