

**Miracle Mile Development Site**

**Property Highlights**

- 2.9 acre parcel of land on 4 lane highway known as Corning Road/Miracle Mike/Route 14
- Great location for retail/office use such as convenient store, fast food, bank, and much more
- Rare opportunity to find land of this size in this area
- Electric and gas available through NYSEG

**Location Highlights**

- Near car dealerships, Boces, Dunkin Donuts, Arby's, and much more
- One of the main routes into Elmira Heights
- NYS ADT 2015: 19,915



**Property Details**

Tax Map ID	Part of 58.20-2-31
Zoning	PUD
Location	Town of Horseheads
County	Chemung
Land Area	2.9 acres



For more information, please contact:

**Michael J. Manzari, CCIM, SIOR**  
**Managing Director/ Associate Broker**  
 607 937 9720 ext. 301  
[mmanzari@pyramidbrokerage.com](mailto:mmanzari@pyramidbrokerage.com)

8 Denison Parkway East, Suite 401  
 Corning, New York 14830  
 phone: +1 607 937 9720