



6.0± Acres of Land Less than 1 mile from New Casino!

Property Highlights

- Six acres on Route 414, just south of Nice N Easy at the intersection of Route 318 and Route 414
- Less than one mile from the new del Lago Resort & Casino featuring 2,000 slots, 75 table games and a 10 table poker room; 205 room hotel opening in the fall of 2017
- Great **Hotel**, Restaurant or Retail site
- Sewer and all utilities at site
- Flat, treed parcel
- Currently zoned Agricultural, special permit easily acquired to change zoning
- Major development happening now!
- Just off NYS Thruway Exit 41 in the heart of the Finger Lakes region
- Just minutes from the Waterloo Premium Outlet Center

For more information, please contact:

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FOR SALE

Route 414 (Mound Rd)

Seneca Falls, New York 13148



Google earth

Demographic	10 Miles	20 Miles	30 Miles
Population	43,916	171,513	385,036
Households	17,350	67,344	151,790
Average Income	\$59,123	\$61,732	\$71,700
Daytime Employees	43,538	116,156	199,567
Source: ESRI Business Analyst 2016			

Traffic Counts	
Route 414 (South of Route 318)	5,605 AADT
Route 414 (North of Route 318)	10,482 AADT
Route 318 (West of Route 414)	6,210 AADT
Route 318 (East of Route 414)	8,161 AADT
NYS Thruway (East of Exit 41)	33,464 AADT
NYS Thruway (West of Exit 41)	34,069 AADT
Source: NYS DOT 2015	



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del Lago Resort & Casino



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