

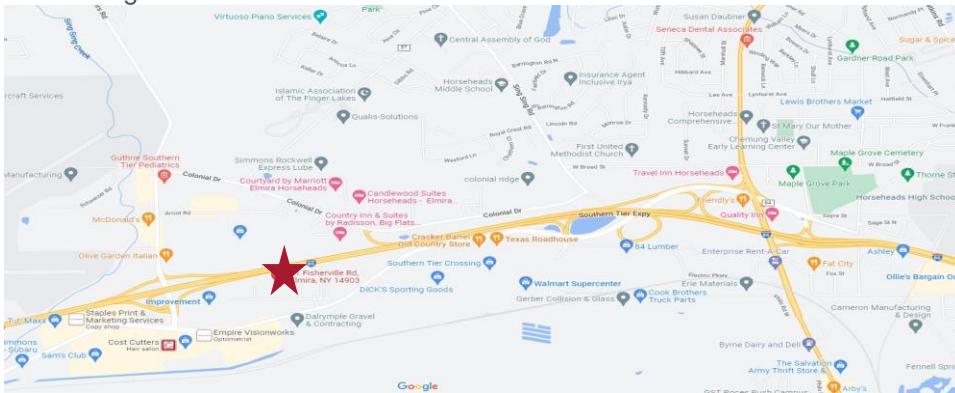
Development Opportunity

PROPERTY HIGHLIGHTS

- Large, 4+ Acre development opportunity within the Regional Retail Corridor.
- Located between County Rt. 64 and the Interstate.
- Over 300' of frontage along I-86, between Exit 51 A (Shopping Malls) & Exit 52 A (Commerce Center Road).

LOCATION HIGHLIGHTS

- Close to regional retail, automotive sales, restaurants & hospitality.
- Minutes to the ELM Regional Airport, Airport Corporate Park, Elmira & Corning.



For more information, contact:

Ronald N. Panosian
Associate Real Estate Broker
607 426 5282
rpanosian@pyramidbrokerage.com

Michael J. Manzari, CCIM, SIOR
Real Estate Broker
607 937 9720 ext. 301
mmanzari@pyramidbrokerage.com

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

Joyce Mawhinney MacKnight
Associate Real Estate Broker
315 445 8514
jmacknight@pyramidbrokerage.com

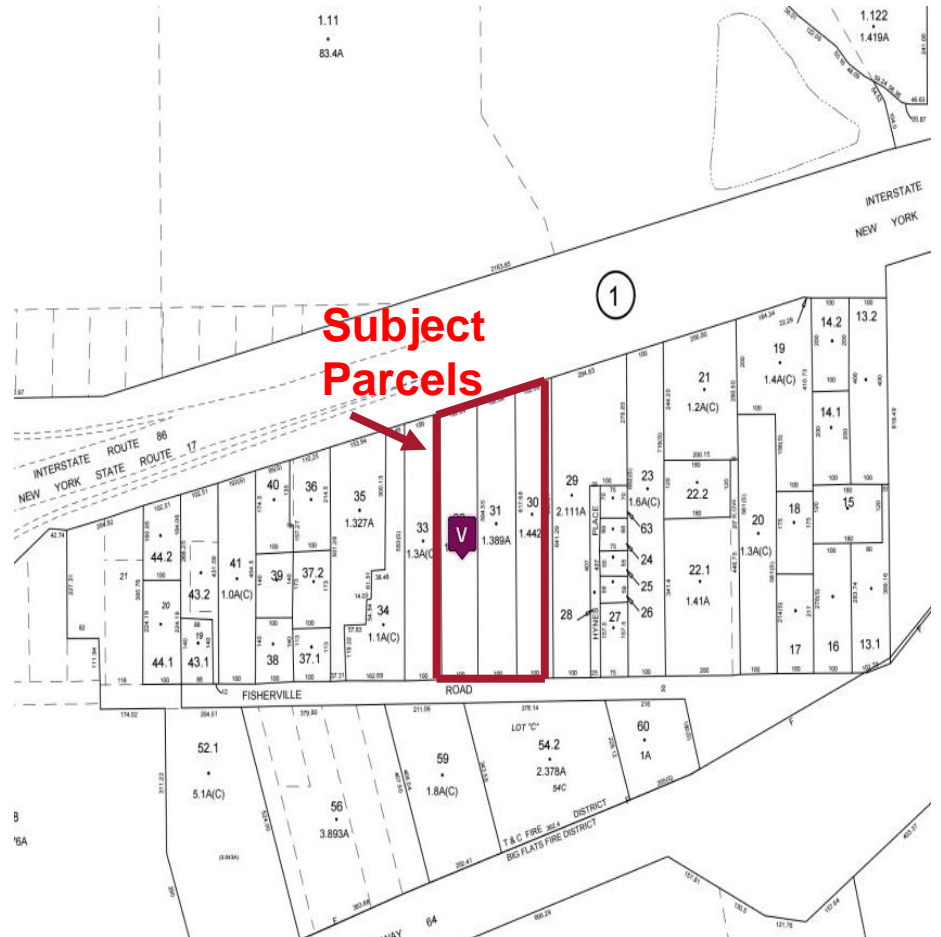
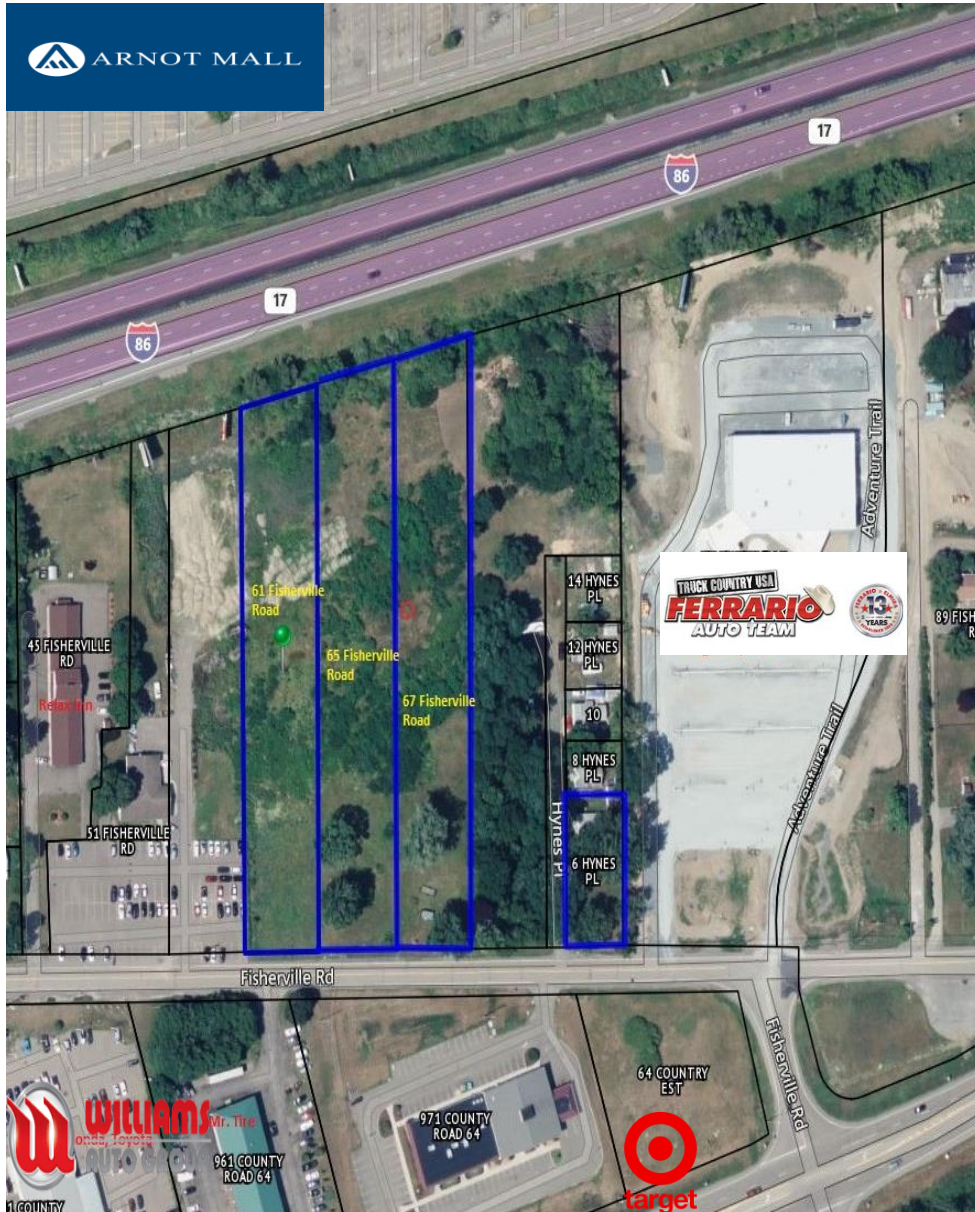
5845 Widewaters Parkway, Suite 200
Syracuse, New York 13057
phone: +1 315 445-1030

pyramidbrokerage.com



FOR SALE

**61, 65 & 67 Fisherville Road
Big Flats, NY**



Traffic Counts

Southern Tier Expressway/I86	37,902 AADT
County Route 64	13,130 AADT

Source NYS Traffic Data Viewer