

FOR SALE OR LEASE

25 East Main Street

Morrisville, New York 13408



Up to 3,960± SF Retail Space Available

Property Highlights

- Highly visible space with Route 20 frontage in the center of Morrisville
- Both endcap spaces are available: 3,960± SF and 3,171± SF
- Located near SUNY Morrisville
- Co-tenants include Subway, Xing Xing Kitchen, and Blue Cloud
- Space can also be subdivided
- Entire 12,000± SF strip center is also available for sale
- Ideal property for user/buyer as an investment

Demographic	1 Mile	3 Miles	5 Miles
Population	2,048	3,114	5,332
Households	241	823	1,737
Average H.H. Income	\$86,969	\$83,294	\$84,623
Daytime Employees	995	1,212	1,523

Source: ESRI Business Analyst 2022

Traffic Counts	
Route 20 East	5,102 AADT

Source: NYS DOT 2019

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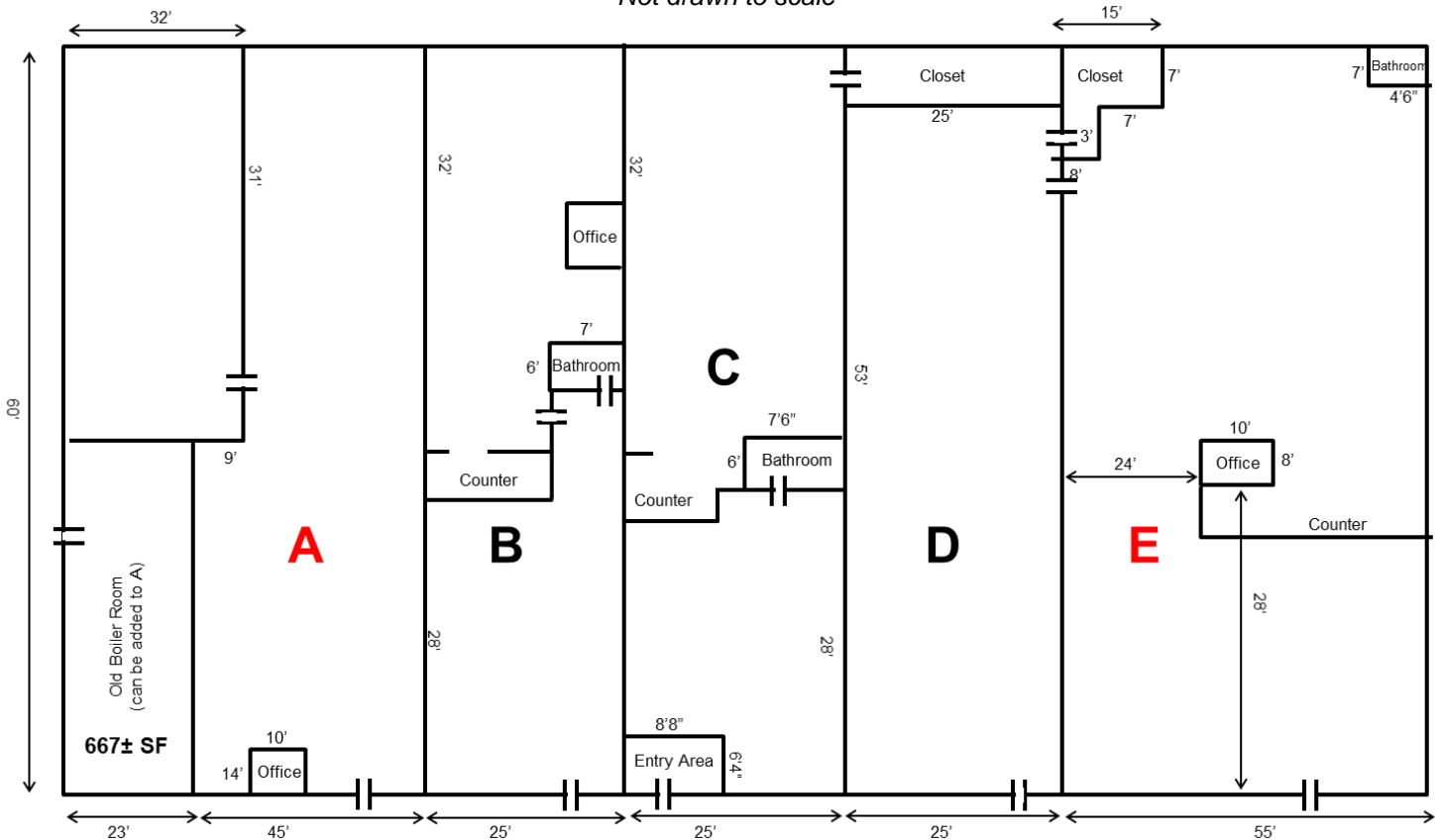
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Floor Plan

Not drawn to scale



- A – Available – 3,960± SF**
- B – Subway – 1,500± SF**
- C – Xing Xing Kitchen – 1,675± SF**
- D – Blue Cloud – 1,454± SF**
- E – Available – 3,171± SF**

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