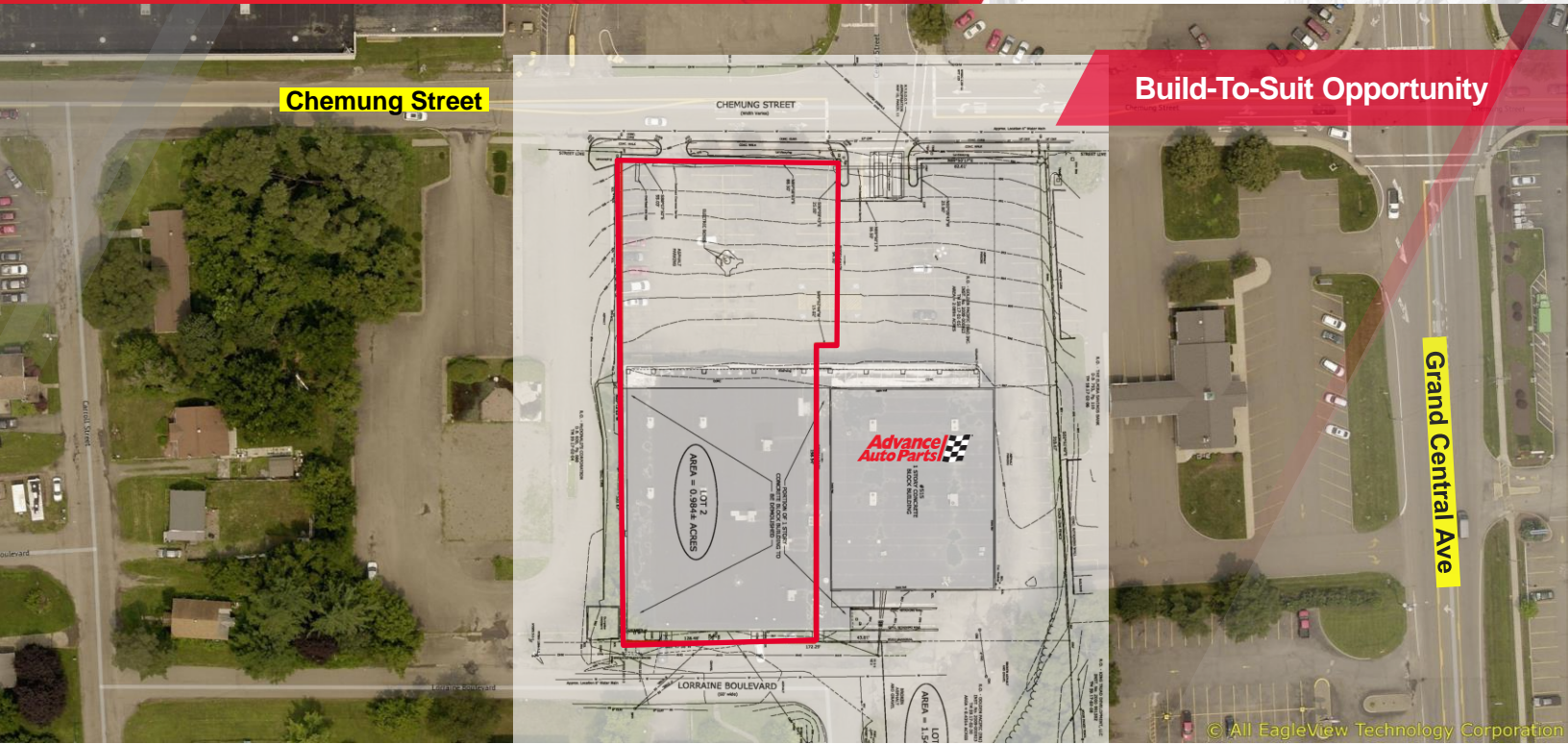


FOR LEASE

511 Chemung Street Horseheads, New York 14845



Build-To-Suit Opportunity

1.0± Acre Pad Site

Property Highlights

- Landlord will build-to-suit up to 10,000 SF
- Site has Interstate 86 visibility and easy access
- Heavy I-86 traffic counts
- Located close to the population center
- Pad is ready for construction
- Great retail area
- Successful retailers in the area include McDonald's, Dunkin, Burger King, Wendy's, KFC, Rite Aid, Advance Auto, Ollie's, Tractor Supply, Family Dollar and many others

Demographic	1 Mile	3 Miles	5 Miles
Population	4,268	21,727	43,105
Households	2,072	9,143	18,119
Average H.H. Income	\$71,619	\$86,964	\$79,776
Daytime Employees	3,935	15,550	33,946

Source: ESRI Business Analyst 2022

Traffic Counts	
Chemung Street	5,945 AADT
Grand Central Avenue	11,139 AADT
I-86	35,435 AADT

Source: NYS DOT 2019

Contact

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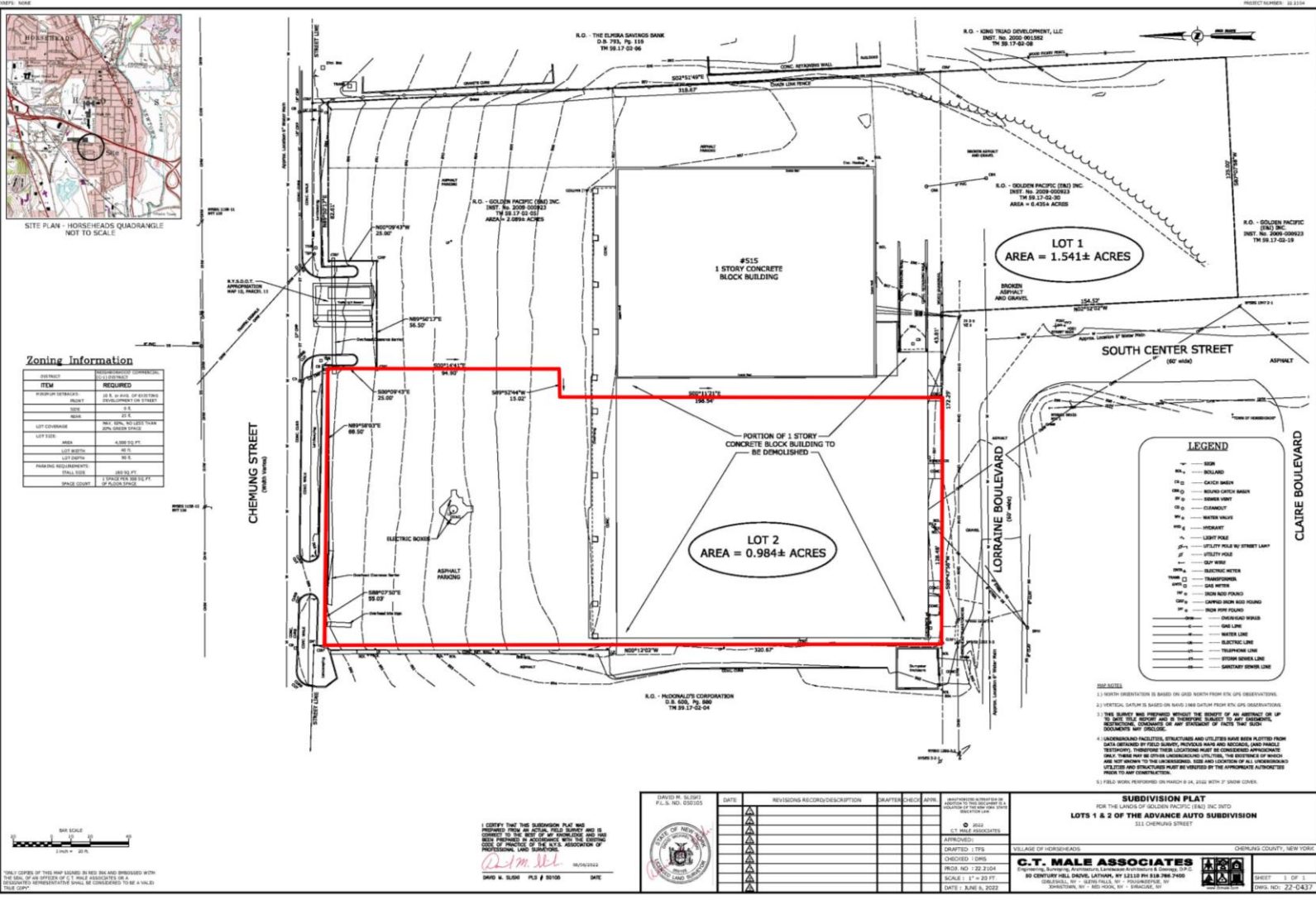
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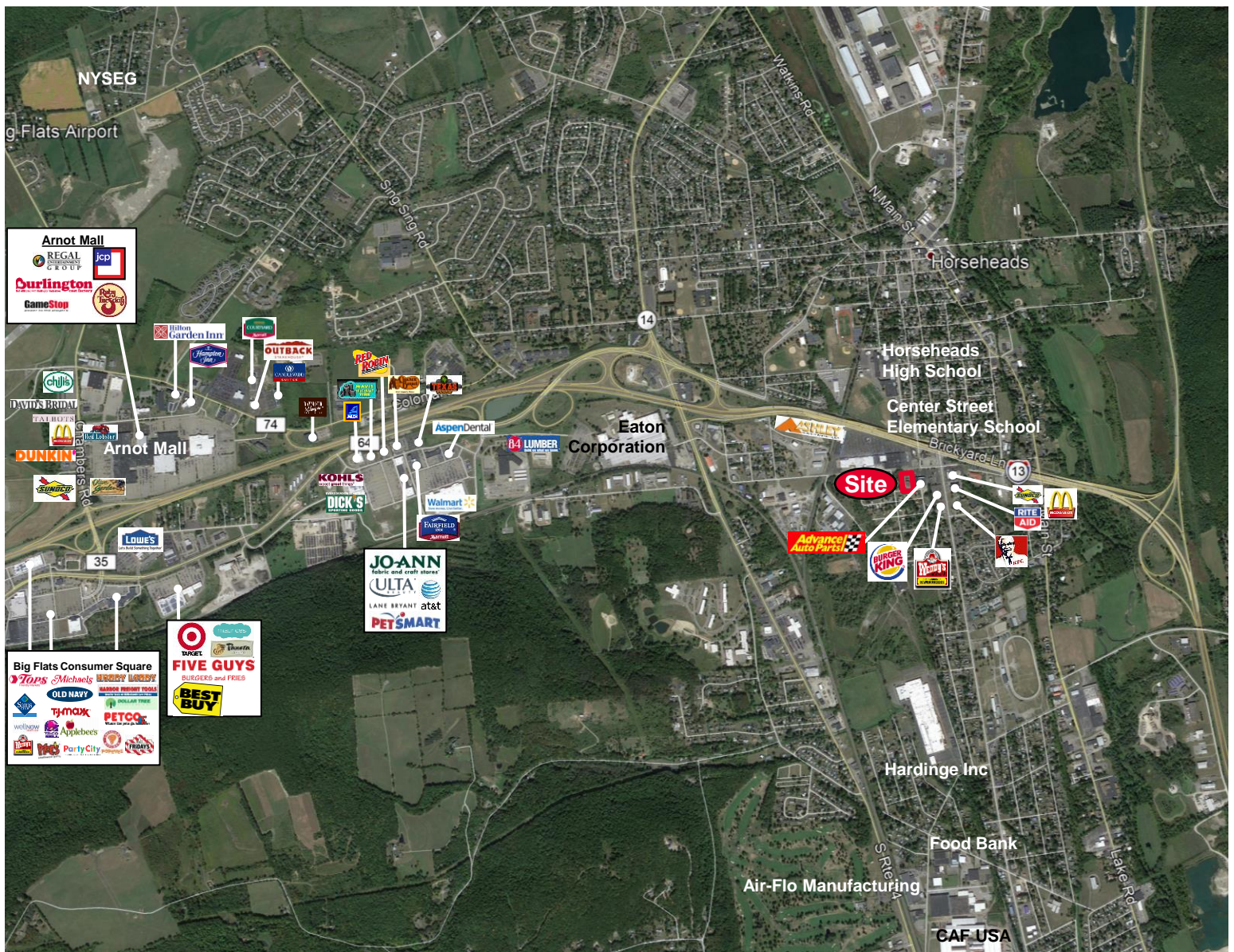
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