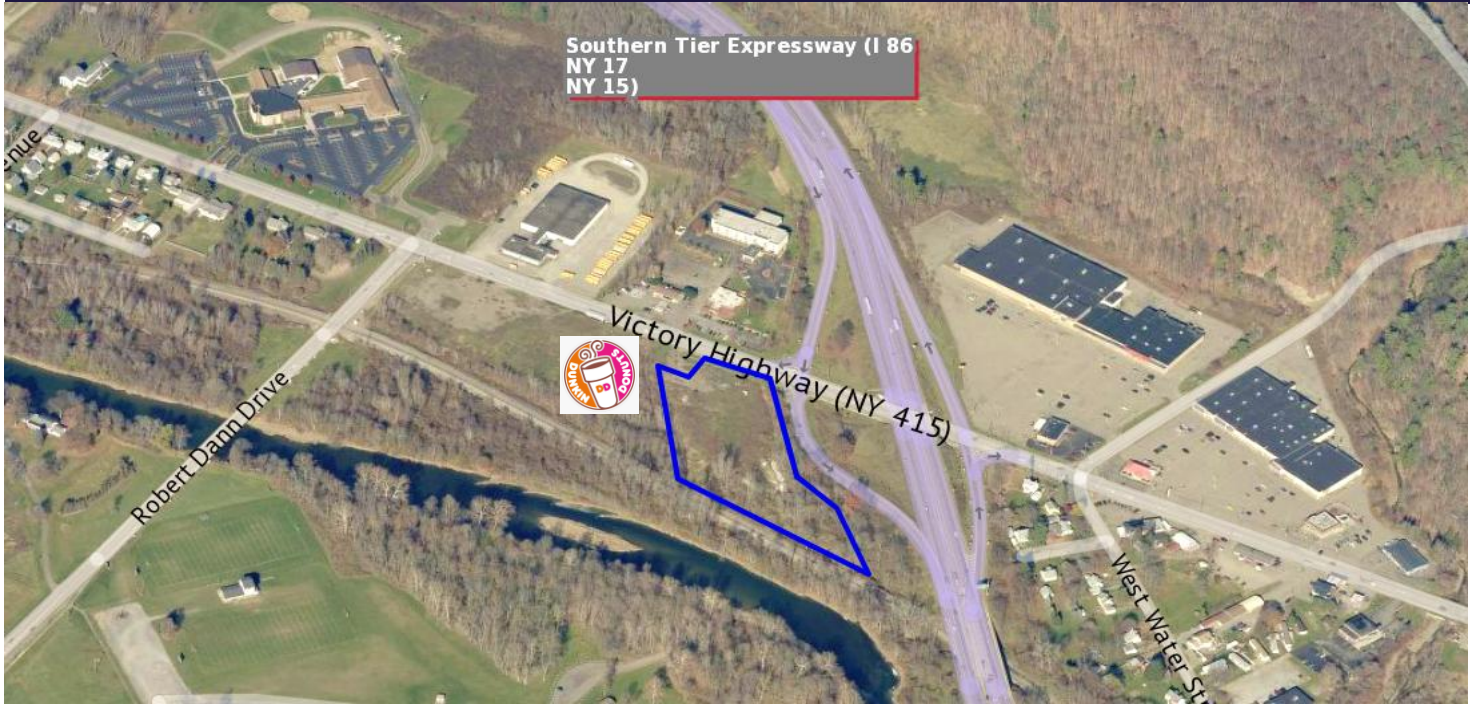




FOR SALE – ASKING \$795,000

PRIME DEVELOPMENT SITE OFF INTERSTATE 86

Property Highlights

- 3.32-acre development site located next door to new Dunkin' Donuts:
- Common access drive into entire site with infrastructure extended
- Current owner has completed most due diligence work including: Phase 1 & 2 archeological study, surveying, elevations, and much more
- Perfect location for hotel
- Site will be restricted against any use that competes with Dunkin' Donuts
- Located at exit 43 off I-86 with over 27,000 AADT
- Minutes from I-99
- Across road from Holiday Inn Express and 7-11
- This exit is one of the main entrances to reach Corning, Inc.'s Sullivan Park



EXCLUSIVE CONTACT

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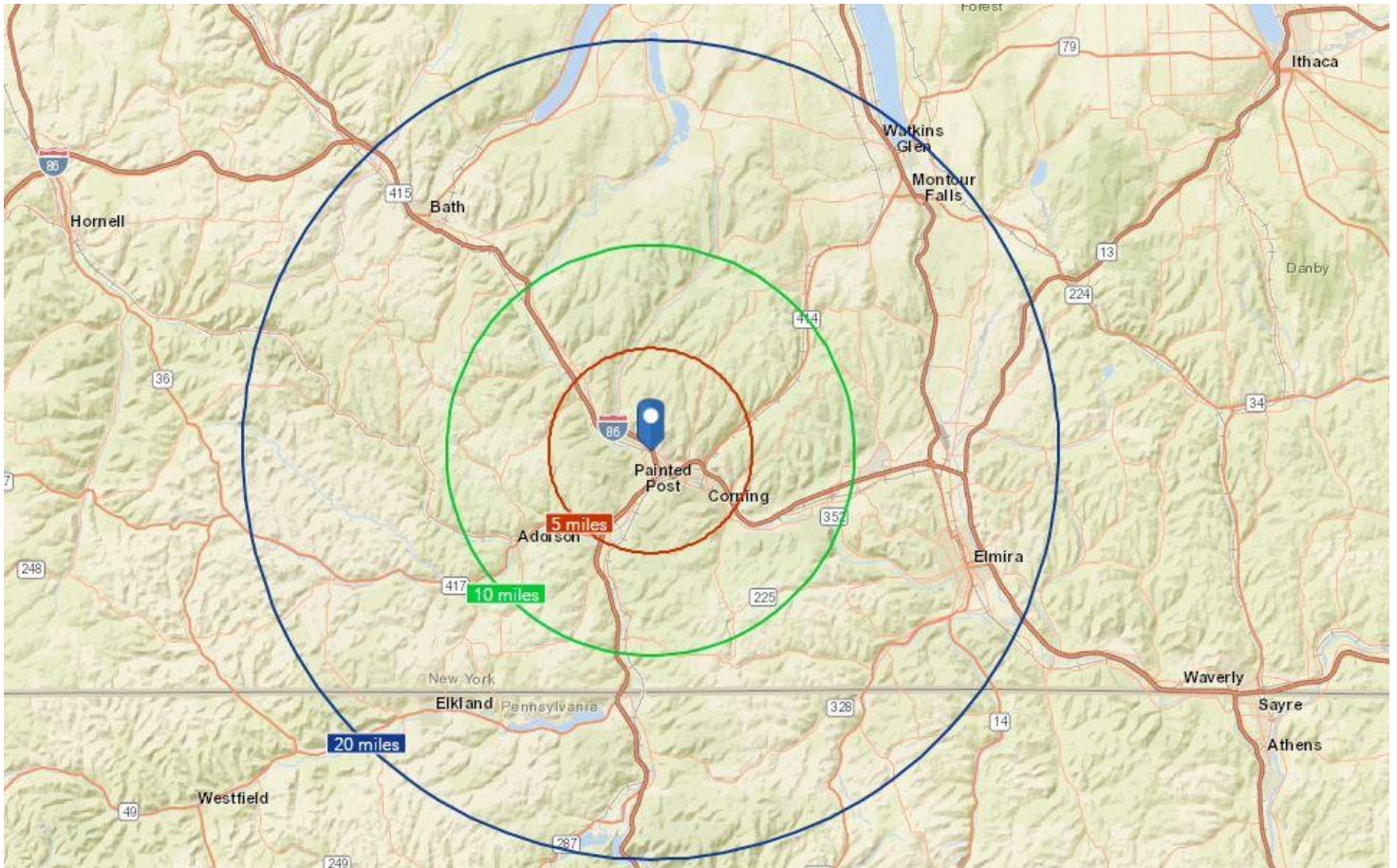


**CUSHMAN &
WAKEFIELD**



**Pyramid Brokerage
Company**

**119 Victory Highway
Painted Post, NY**



Demographic	5 Miles	10 Miles	20 Miles
Population	23,089	39,413	149,656
Households	10,596	17,425	65,639
Average H.H. Income	\$112,197	\$116,163	\$94,855
Source: ESRI 2025			

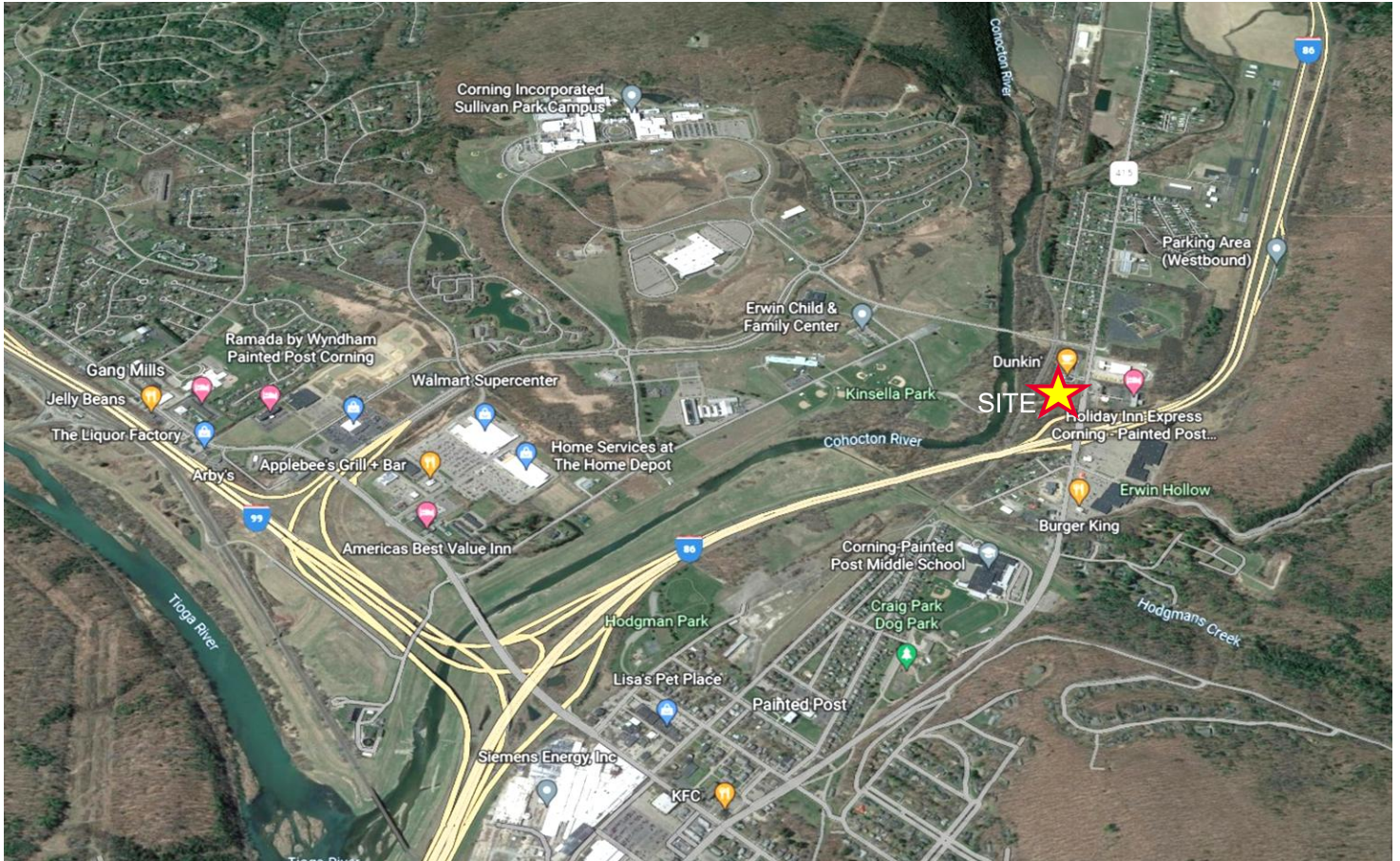


**CUSHMAN &
WAKEFIELD**



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**119 Victory Highway
Painted Post, NY**



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