


FOR SALE - ASKING \$950,000
FOR LEASE - \$50,000/YEAR

PRIME RETAIL CORRIDOR

Property Highlights

- 1.10+/- acre flat parcel, build ready on major retail corridor
- 200ft of frontage
- Water, sewer, gas and electric available to the property
- Easy highway access
- Zoned: Commercial Development
- Retail neighbors include Advance Auto Parts, Walgreens, Citgo and Tioga State Bank
- Traffic count: 20,704+/- AADT

Demographic	3 Miles	5 Miles	10 Miles
Population	15,575	62,137	158,335
Households	6,480	27,356	65,690
Average H.H. Income	\$109,191	\$82,526	\$93,573

EXCLUSIVE CONTACT

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