

FOR SALE OR LEASE

11216 Maple Ridge Road Shelby, NY



1.03± Acre Outparcel with Additional Acreage Available

Features

Outparcel	1.03± Acres
Total Available	6.178± Acres

Property Highlights

- 1.03± acre pad site offering prime visibility with an additional 5.18± contiguous acres available in the rear
- The entire site is zoned commercial/general business, providing flexibility for a variety of uses
- Potential for a cross easement into Tops Plaza
- Excellent location within the Medina Retail Corridor
- Prominent neighboring tenants include Tops Markets, Dollar Tree, Napa Auto Parts, Burger King, McDonalds, KeyBank, and Tractor Supply Co.
- Ideal for: fast food, convenience store, coffee shop, bank/financial institution
- Rear 5.148 acres ideal for: contractor/flex building, multifamily development, farming/agricultural sales



Demographics	1 Mile	3 Miles	5 Miles
Population	2,345	7,734	12,347
Average H.H. Income	\$70,265	\$74,759	\$80,468

Source: ESRI Business Analyst 2024

Contact

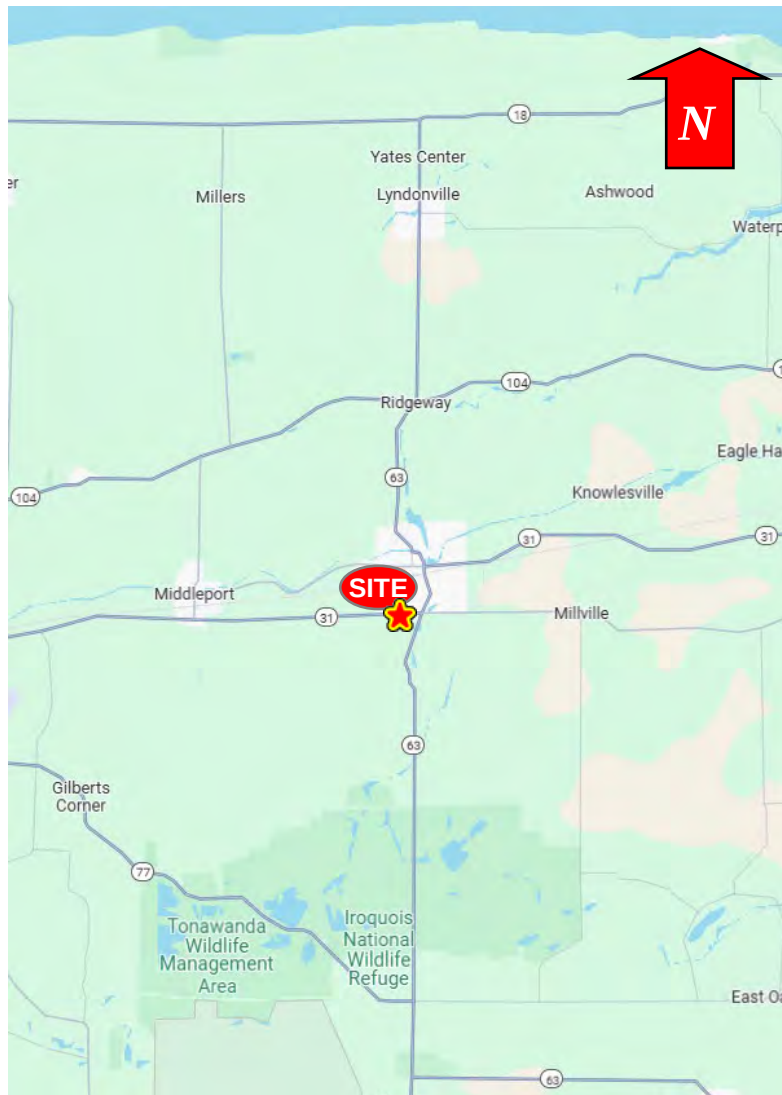
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Location Map



Site Plan