

FOR SALE

2417 Route 414

Seneca Falls, New York 13148



1.47± Acres with 5,184± SF Building

Property Highlights

- Situated at signalized intersection of Route 414 and Balsley Road
- Walmart located diagonally across the intersection
- Neighboring businesses include Taco Bell, Advance Auto, Verizon, Country Max, Monro Auto, LBN Bank, Hampton Inn and many other successful retailers in the area
- Strategically located between Seneca Falls and Waterloo population centers
- Minutes from Del Lago Casino
- Great for fast food, service, retail goods, office or administrative uses

Demographic	1 Mile	3 Miles	5 Miles
Population	1,835	13,599	17,194
Households	787	6,056	7,591
Average H.H. Income	\$72,221	\$82,303	\$84,945
Daytime Population	3,620	13,724	17,997
Source: ESRI Business Analyst 2024			

Traffic Counts	
Balsley Rd (from NY 414 to US 20)	5,250 AADT
North Rd (from Burgess Rd to NY 414)	6,437 AADT
NY 414	5,851 AADT
Source: NYS DOT 2023	

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