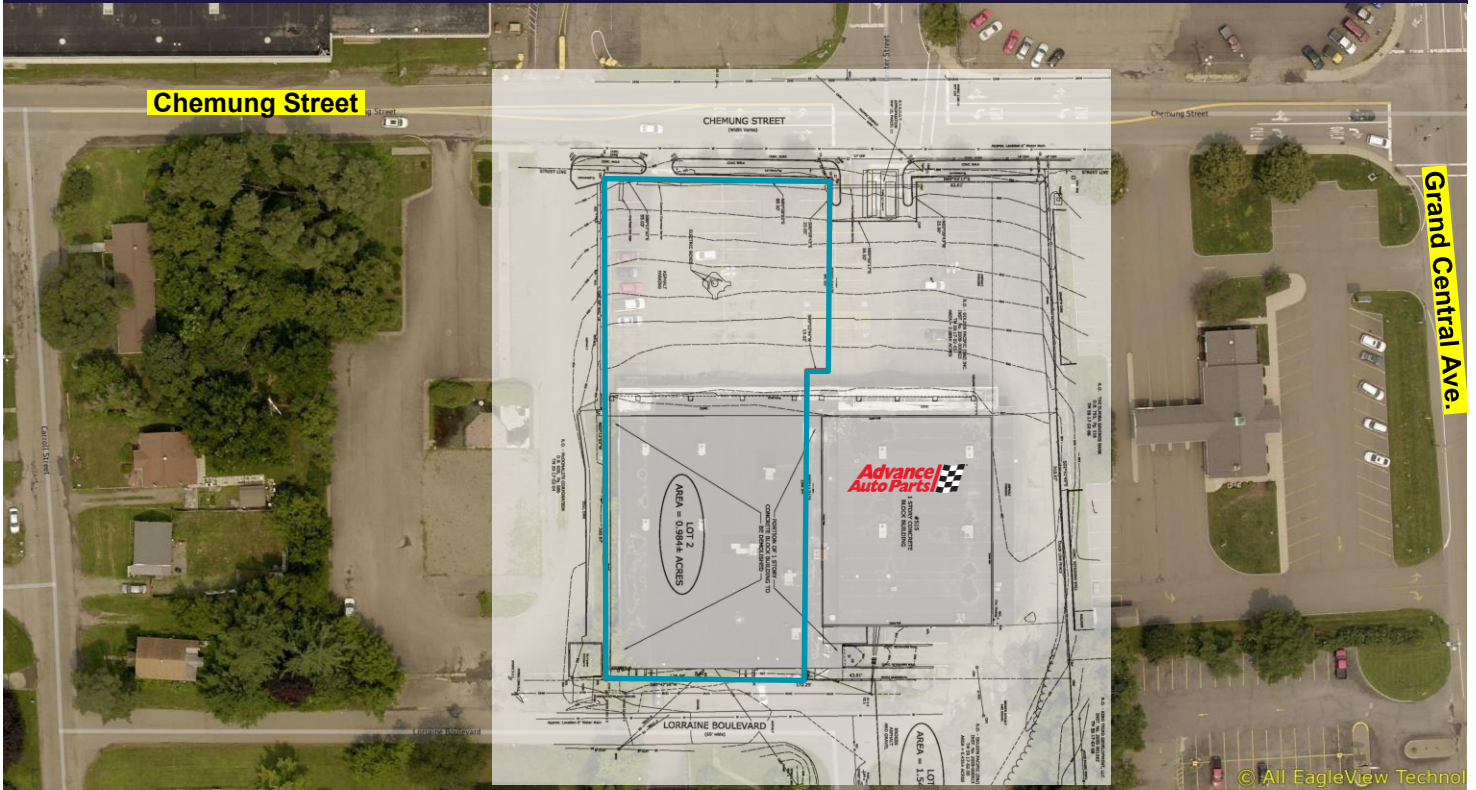



FOR SALE OR LEASE

1.0± ACRE PAD SITE

Property Highlights

- Landlord will sell, lease or 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
- Lot size 143' x 320'
- 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	3,688	21,199	42,226
Households	1,779	9,171	18,240
Average H.H. Income	\$65,487	\$81,604	\$75,736
Daytime Employees	3,465	14,969	35,166
Source: ESRI Business Analyst 2024			

Traffic Counts

Chemung Street	5,821 AADT
Grand Central Avenue	10,957 AADT
I-86	28,620 AADT
Source: NYS DOT 2023	

EXCLUSIVE CONTACT

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**CUSHMAN &
WAKEFIELD**



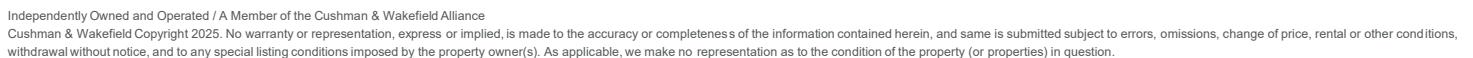
**Pyramid Brokerage
Company**

**511 Chemung Street
Horseheads, New York 14845**





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Horseheads, New York 14845





NYSEG

g Flats Airport

Arnot Mall

REGAL GROUP

Job

Curlington

GameStop

Red Bull

Chili's

DAVID'S BRIDAL

McDonald's

DUNKIN'

Arnot Mall

OUTBACK

Hilton Garden Inn

AspenDental

Eaton Corporation

Horseheads High School

Center Street Elementary School

Site 1

Advance Auto Parts

home OUTLET

Target

FIVE GUYS

BEST BUY

Hardinge Inc

Food Bank

Air-Flo Manufacturing

CAF USA