


FOR SALE OR LEASE

1.96± ACRE DEVELOPMENT SITE

Property Highlights

- 1.96± Acres available for sale or lease located across from Walmart Supercenter
- Property consists of 3 parcels with a total of 494± feet of frontage on Route 23.
- Close proximity and access from Exit 15 of Interstate 88
- Home to Hartwick College and SUNY Oneonta
- Area tenants include Lowes, Walmart, TJ Maxx, Burger King, Applebees, Dick's Sporting Goods, Moe's, Denny's, Wendy's, Aldis, BJ's and Home Depot

Demographic	3 Mile	7 Miles	15 Miles
Population	16,352	23,763	46,210
Households	5,400	8,434	17,778
Average H.H. Income	\$74,109	\$76,593	\$78,522
Daytime Employees	13,093	15,670	22,962
Source: ESRI Business Analyst 2022			

Traffic Counts

State Highway 23	12,444 AADT
Interstate 88	17,358 AADT

Source: NYS DOT 2022

EXCLUSIVE CONTACT

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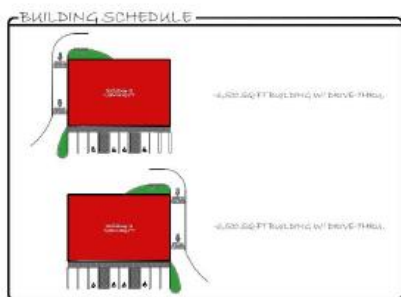
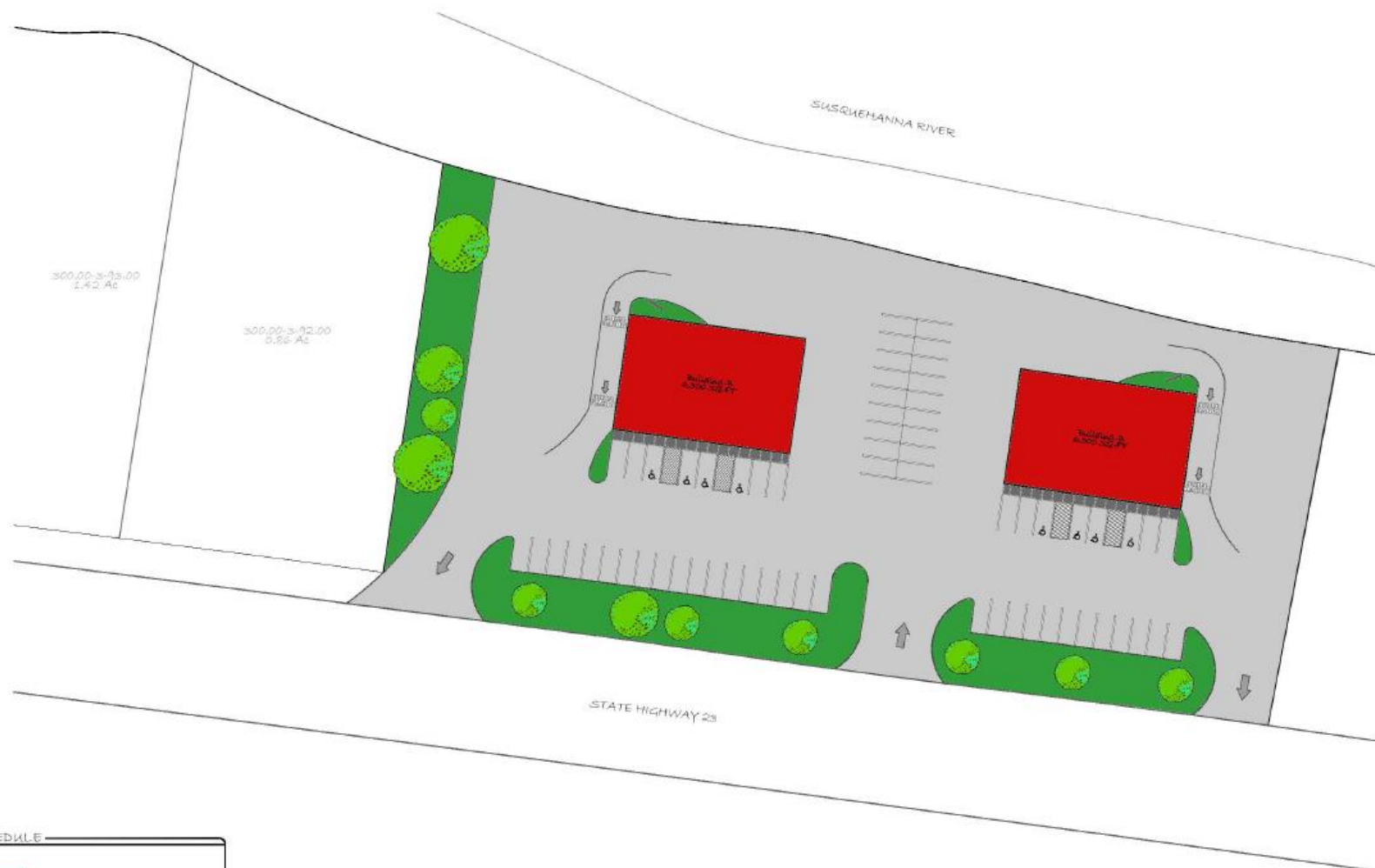


CUSHMAN &
WAKEFIELD



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Company

5097 State Highway 23
Oneonta, New York 13820



PROPOSED SITE LAYOUT-2
SCALE 1/8"=1'

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A-1



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