


FOR SALE

RETAIL/WAREHOUSE PROPERTY AVAILABLE

Property Highlights

- Existing retail/warehouse property with room for development
- Total site is 17.5 acres
- Zoning - Commercial
- 16,000 SF Retail Space – open floor plan, move in ready
- Value add opportunity with existing in-place income

Current Tenants

- Advanced Auto - 8,053 SF
- Dollar General - 10,000 SF
- Harbor Freight – 21,000 SF
- The Discount Warehouse – 11,000 SF

Location Highlights

- Near new St. James hospital (part of University of Rochester Medicine)
- Located near State Routes 21 and 36 in the Town of Hornellsville
- Numerous restaurants and businesses within immediate area



Demographic	5 Mile	10 Miles	15 Miles
Population	13,867	26,467	43,667
Households	5,884	9,933	17,113
Average Income	\$58,356	\$62,733	\$64,162
Median Age	40.9	39.0	40.7
Source	ESRI 2020		

EXCLUSIVE CONTACT

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