


FOR LEASE

RETAIL/WAREHOUSE SPACE

Space Highlights

- 14,000sf Retail Space
- 25,000sf Warehouse Space
- Large Reciprocal Parking
- Open floor plan
- Move-in ready

Property Highlights

- Total site is 17.5 acres
- Zoning – Commercial
- Plaza has long-term tenants

Location Highlights

- Near new St. James hospital (part of University of Rochester Medicine)
- Located near State Route 21 and 36 in the Town of Hornellsville
- Numerous restaurants and businesses within the immediate area
- Traffic Count: 15,880 AADT
- Tenants include Advance Auto Parts, Harbor Freight, Dollar General, and The Discount Warehouse.

EXCLUSIVE CONTACT

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Demographic	5 Miles	10 Miles	15 Miles
Population	13,176	25,879	42,269
Households	5,824	9,668	16,761
Average H.H. Income	\$83,794	\$89,195	\$92,953

Source: ESRI

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WAKEFIELD**



**Pyramid Brokerage
Company**

**7451 Seneca Street
Hornell, NY**



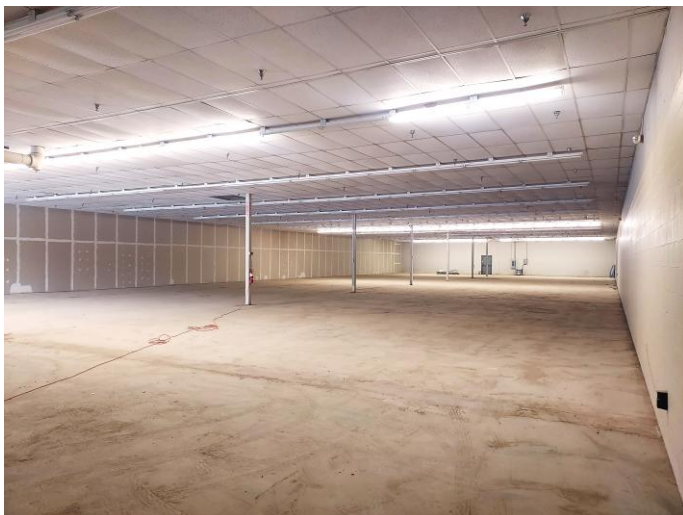


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