



FOR SALE

1.13 ± ACRE DEVELOPMENT OPPORTUNITY | WELLSVILLE, NY

EXCLUSIVE CONTACTS

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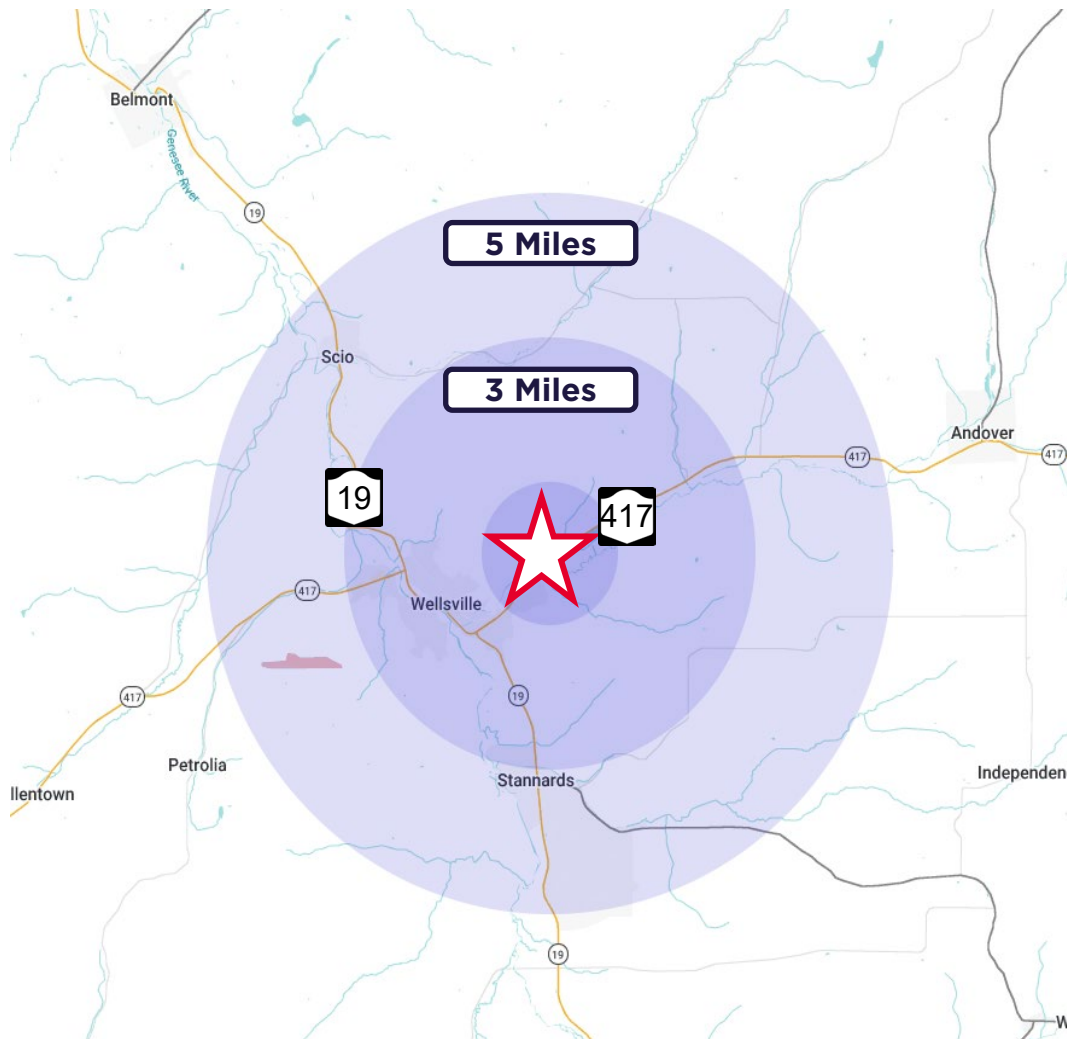
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DEVELOPMENT OPPORTUNITY

Property Highlights

- Total offering includes $\pm$ 1.13 acres, within Andover Road's main commercial corridor.
- Well located development opportunity just outside the Route 19 and Route 417 intersection, minutes from the Village of Wellsville.
- Traffic count on Andover road totaling 5,168 AADT, the result of steady traffic from travelers of surrounding townships and PA.
- Established neighboring businesses including Ljungstrom Manufacturing, Budget Inn, Las Brasas
- Adjacent Budget Inn experienced traffic increases Yo3Y of 218% totaling 8.5k annual visits, Las Brasas totals 23.9k annual visits.
- Wellsville public utilities, private water and septic available.

Demographics	1 Mile	3 Miles	5 Miles
Population	889	5,912	8,252
Households	404	2,615	3,598
Median H.H. Income	\$56,485	\$61,227	\$60,790
Median Age	40.3	42.6	43.1
Source:	Sites USA		



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