


FOR SALE

RESTAURANT/BAR NEXT TO SPEEDWAY

Property Highlights

- 3,366± SF freestanding restaurant/bar situated on 0.78± acre
- Fully equipped kitchen includes:
 - Grease trap
 - New fryers
 - New large ice machine
 - New countertop pizza oven
 - Oven with multiple burners on top
 - Three (3) chest freezers
- New camera system throughout
- Interior recently painted and new big screen TVs added
- Parking lot recently leveled and can fit approximately 40 cars with overflow parking available on racetrack property
- Roof in good condition
- Keg taps in large walk-in cooler behind bar
- Indoor stage including DJ booth with sound system and light show system
- Also includes large outdoor stage, tiki bar with pull up doors & serving counters on all sides and separate storage shed
- Tiki bar includes reach in coolers and water
- Heating and A/C throughout and instant hot water system; working electric fireplace in bar
- Less than 15 minutes to Micron site on Route 31, Clay

Demographic	3 Miles	5 Miles	7 Miles
Population	8,929	21,582	55,061
Households	3,976	9,152	22,935
Average H.H. Income	\$116,423	\$120,990	\$123,036
Daytime Employees	3,220	5,907	17,385

Source: ESRI Business Analyst 2025

Traffic Counts

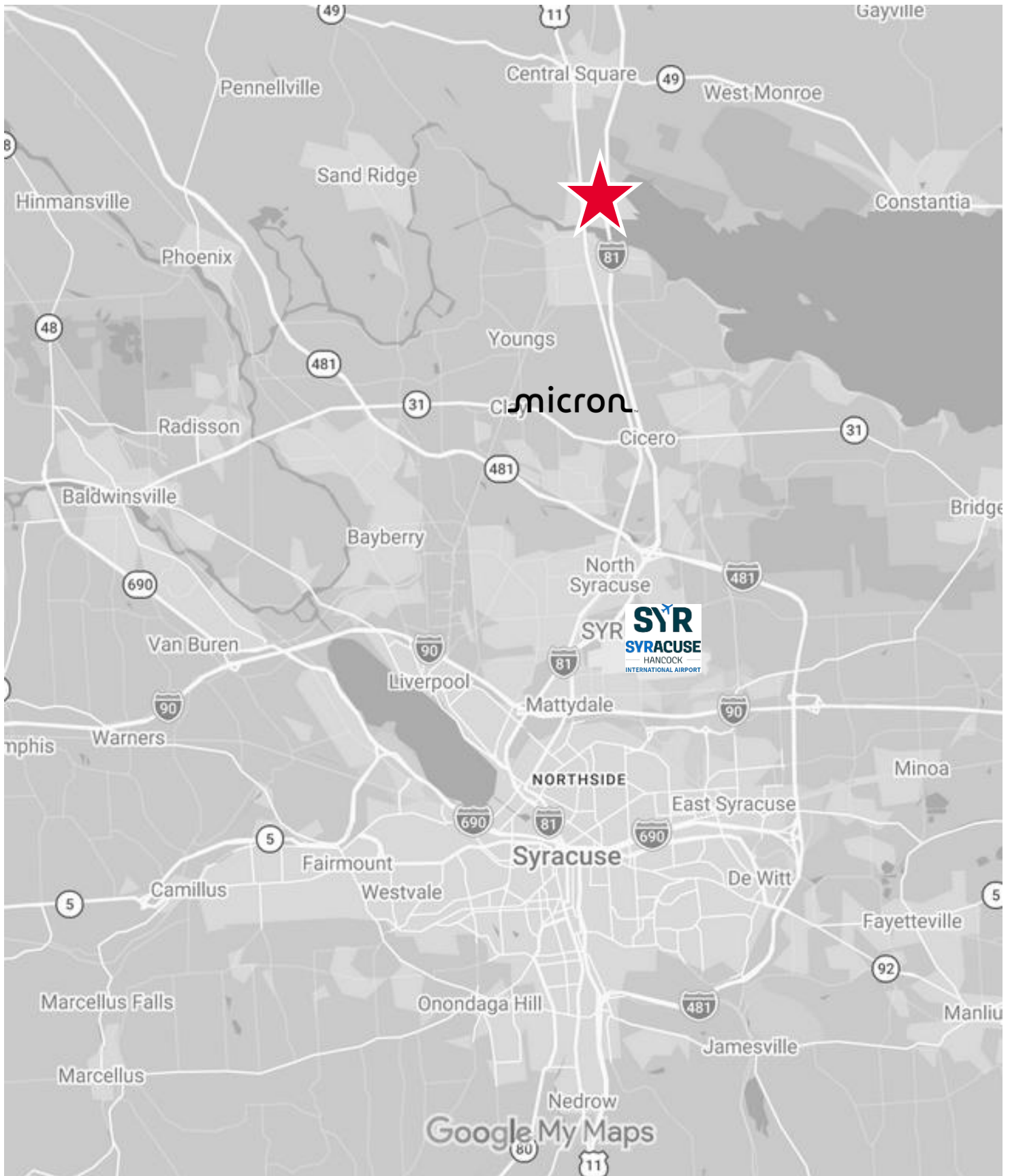
Route 11	7,222 AADT
Interstate 81	33,292 AADT

Source: NYS DOT 2025

EXCLUSIVE CONTACT

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