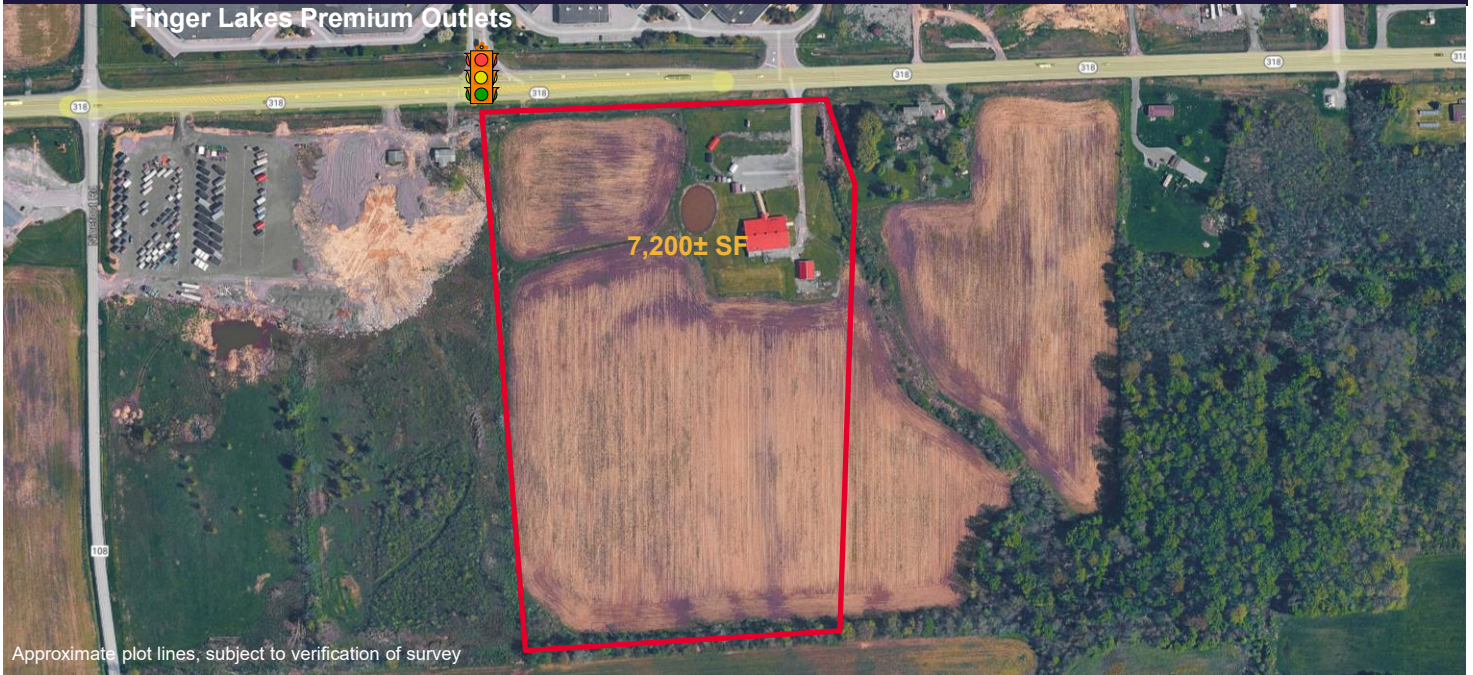


**FOR SALE**

23± ACRE DEVELOPMENT SITE

Property Highlights

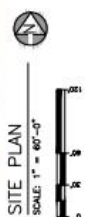
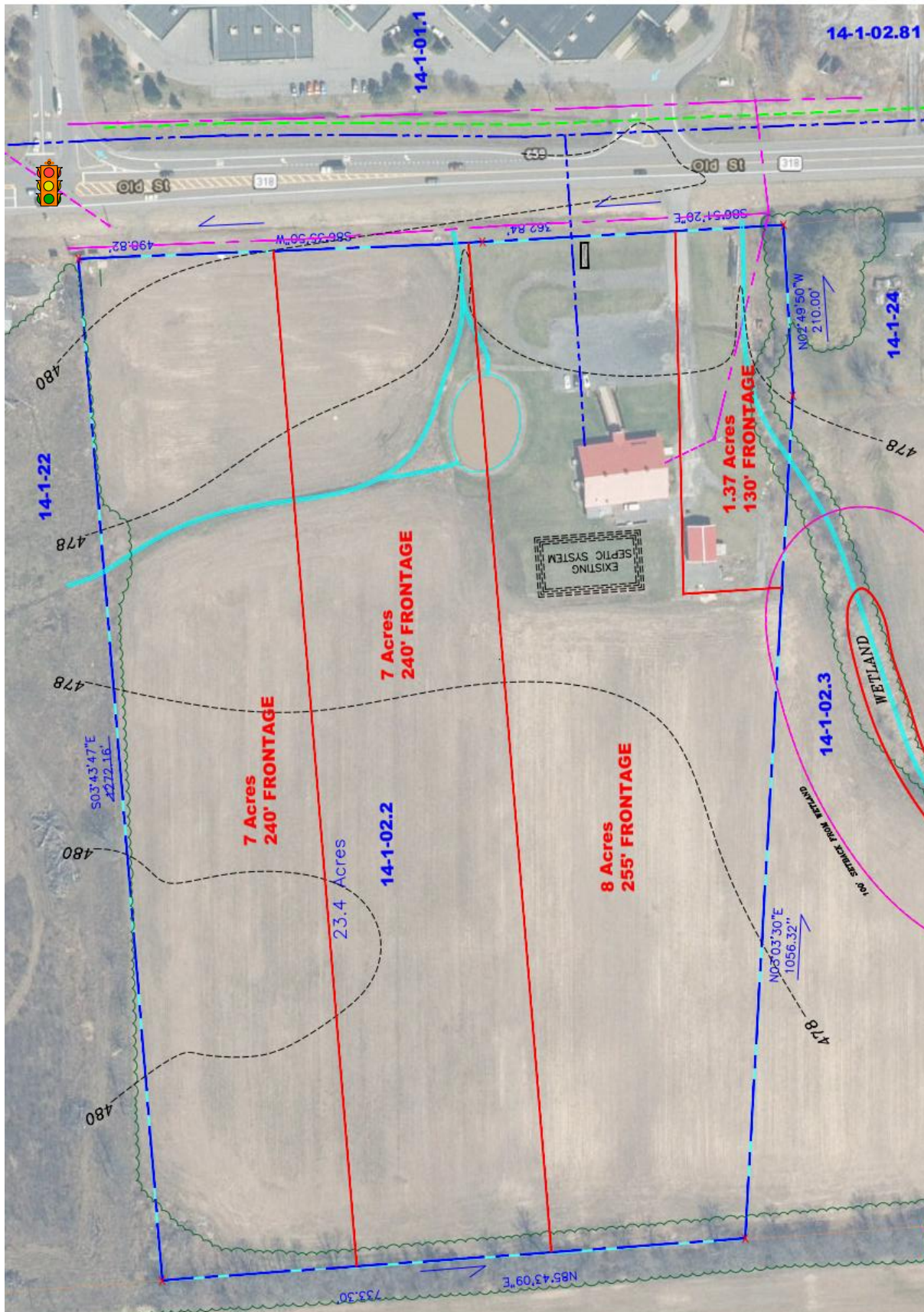
- Situated at a traffic light, across from Finger Lakes Premium Outlet Mall
- 7,200± square foot metal building
- 1,400± square foot storage building
- 840' of frontage
- 1,260' of depth
- Four (4) miles from NYS Thruway Exit
- Four (4) miles from Del Lago Resort and Casino
- Sewer, water, gas, electric, 3 phase power
- Owner will subdivide, owner financing available
- Outstanding development opportunity for; logistics, manufacturing, warehousing, large retail, hospitality use and more.
- Great open exposure with two entrances to the site. Located midpoint between Syracuse and Rochester at the tip of the Finger Lakes Tourist Region.



EXCLUSIVE CONTACT

Gregory J. Hamel
Real Estate Salesperson
+1 315 529 2781
ghamel@pyramidbrokerage.com

5845 Widewaters Parkway, Suite 200
East Syracuse, New York 13057
+1 315 445 1030
pyramidbrokerage.com





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**Pyramid Brokerage
Company**

**678 Route 318
Waterloo, New York 13165**



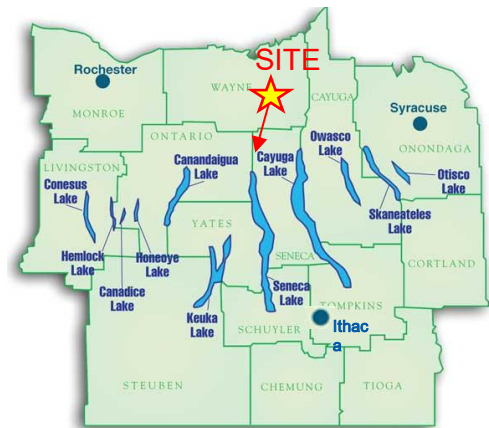


The Finger Lakes Gateway Region

The Finger Lakes Region (Seneca, Cayuga, Cortland, Livingston, Monroe, Onondaga, Ontario, Oswego, Schuyler, Seneca, Steuben, Tompkins, Wayne, and Yates Counties) of New York State is a 9,000 square mile, four-season playground, set against a backdrop of Mother Nature's best work – from waterfalls and gorges to thick, cool woods to rolling hills to miles of spectacular shoreline on 11 glacial lakes and one Great Lake. The Finger Lakes area is New York's largest wine producing region. Over 100 wineries and vineyards are located around Seneca, Cayuga, Canandaigua, Keuka, Conesus, and Hemlock Lakes. Wineries are a growth industry of the region, contributing through their production and by attracting visitors.

The region also boasts a number of breweries, distilleries and hard-cider producers. Complementing all this natural beauty are cities and villages offering treasures of history and culture. Syracuse is home to the New York State Fair, Rochester has the Strong National Museum of Play and the George Eastman International Museum of Photography.

The smaller cities and towns of the Finger Lakes are no less spectacular. Corning showcases 3,500 years of glass making at the Museum of Glass. Elmira celebrates its ties to Mark Twain and nearby is the National Soaring Museum. Auburn is known as "history's hometown" and has a vibrant arts scene. In Seneca Falls you can see Women's Rights National Historic Park and understand the basis for the entrepreneurial spirit for which the Finger Lakes is known. In Hammondsport, you can visit the businesses, sites and scenery that got it named "America's Best Small Town." In Watkins Glen, you can visit Watkins Glen



County	Manufacturing Businesses (NAICS)	Retail Trade Businesses (NAICS)	Health/Personal Care Bus (NAICS)	Hotel/Lodging Businesses (SIC)	Banks - Businesses (SIC)
Cayuga County, NY	120	377	29	27	33
Cortland County, NY	65	266	19	29	21
Livingston County, NY	79	346	25	29	34
Monroe County, NY	1,160	3,737	367	126	380
Onondaga County, NY	627	2,623	263	125	253
Ontario County, NY	203	830	76	78	61
Oswego County, NY	116	530	44	75	48
Schuyler County, NY	37	103	4	38	9
Seneca County, NY	69	239	11	29	22
Steuben County, NY	99	504	43	59	68
Tompkins County, NY	93	517	47	60	52
Wayne County, NY	147	433	33	25	29
Yates County, NY	63	141	9	37	11

Finger Lakes Region – Demographics

BUSINESS



74,008

Total Businesses



1,133,668

Total Employees

EMPLOYMENT



White Collar

66%



Blue Collar

19%



Services

16%

4.7%

Unemployment
Rate

KEY FACTS

2,037,934

Population



2.4

Average
Household Size

39.9

Median Age

\$53,740

Median Household
Income

EDUCATION

10%

No High
School
Diploma



28%

High School
Graduate



29%

Some College



33%

Bachelor's/Grad/Prof
Degree

INCOME



\$53,740

Median Household
Income



\$30,284

Per Capita Income



\$101,401

Median Net Worth

Tapestry Segments

5D Rustbelt Traditions
65,081 households

8.0%
of Households

Household Type:
Married Couples

Median Age:
38

Employment:
Svcs; Prof; Admin

Education:
HS Diploma Only

Income:
\$49,000

Race / Ethnicity:
White

Married Couples

Single Family

5A Comfortable Empty Nesters
57,667 households

7.1%
of Households

Household Type:
Married Couples

Median Age:
47

Employment:
Prof; Mgmt

Education:
College Degree

Income:
\$68,000

Race / Ethnicity:
White

Married Couples

Single Family

ANNUAL HOUSEHOLD SPENDING



ANNUAL LIFESTYLE SPENDING



Property Overview

County / Town	Seneca County / Junius and Waterloo
Surrounding Land Use	Waterloo Premium Outlet, supermarket, manufacturing
Zoning	Commercial
Electricity/Natural Gas	NYS Electric and Gas
Airport Access	Finger Lakes Regional (Local), Rochester NY, Syracuse NY, Ithaca NY (Regional)

Higher Education:

The Finger Lakes region is home to several colleges ranging from two-year public colleges to four-year, private, ivy league schools. The programs of study at each school are as diverse as the students who attend—students who in many cases have traveled from another state or country to obtain a top education right here in the Finger Lakes.



Ideal Proximity to several Upstate NY city centers:

Auburn, Canandaigua, Geneva, Ithaca, Rochester, Seneca Falls, Syracuse, Waterloo (all within 50 miles)

Area Attractions:

BREW AND BRATS

