


FOR SALE

PRIME DEVELOPMENT OPPORTUNITY

Property Highlights

- 0.57 acre available for sale or lease on Mill Street in Rome
- Easy access to major roadways and highways, providing convenient connectivity throughout Rome and the surrounding area
- Surrounded by a mix of commercial, residential, and community uses, creating a diverse customer and user base
- In April of 2026, Rome was awarded \$10 million to develop and implement a strategic investment plan including catalyst projects for the waterfront district east of downtown. This property is included in the DRI boundary area and could be eligible to receive financial incentives through the City of Rome.
- Zoned W – Waterfront District
- Public utilities available
- Contact listing agents with questions

Demographic	1 Mile	5 Miles	10 Miles
Population	7,097	27,199	34,401
Households	3,339	11,882	14,830
Average H.H. Income	\$50,965	\$71,769	\$79,388
Daytime Employees	4,089	15,293	18,540

Source: ESRI Business Analyst 2026

Traffic Counts

Mill Street	4,688 AADT
East Dominick Street	12,686 AADT

Source: NYS DOT 2025

EXCLUSIVE CONTACT

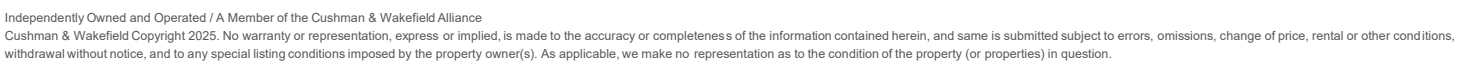
James Dylan Furney
Associate Real Estate Broker
+1 315 225 8571
jdfurney@pyramidbrokerage.com

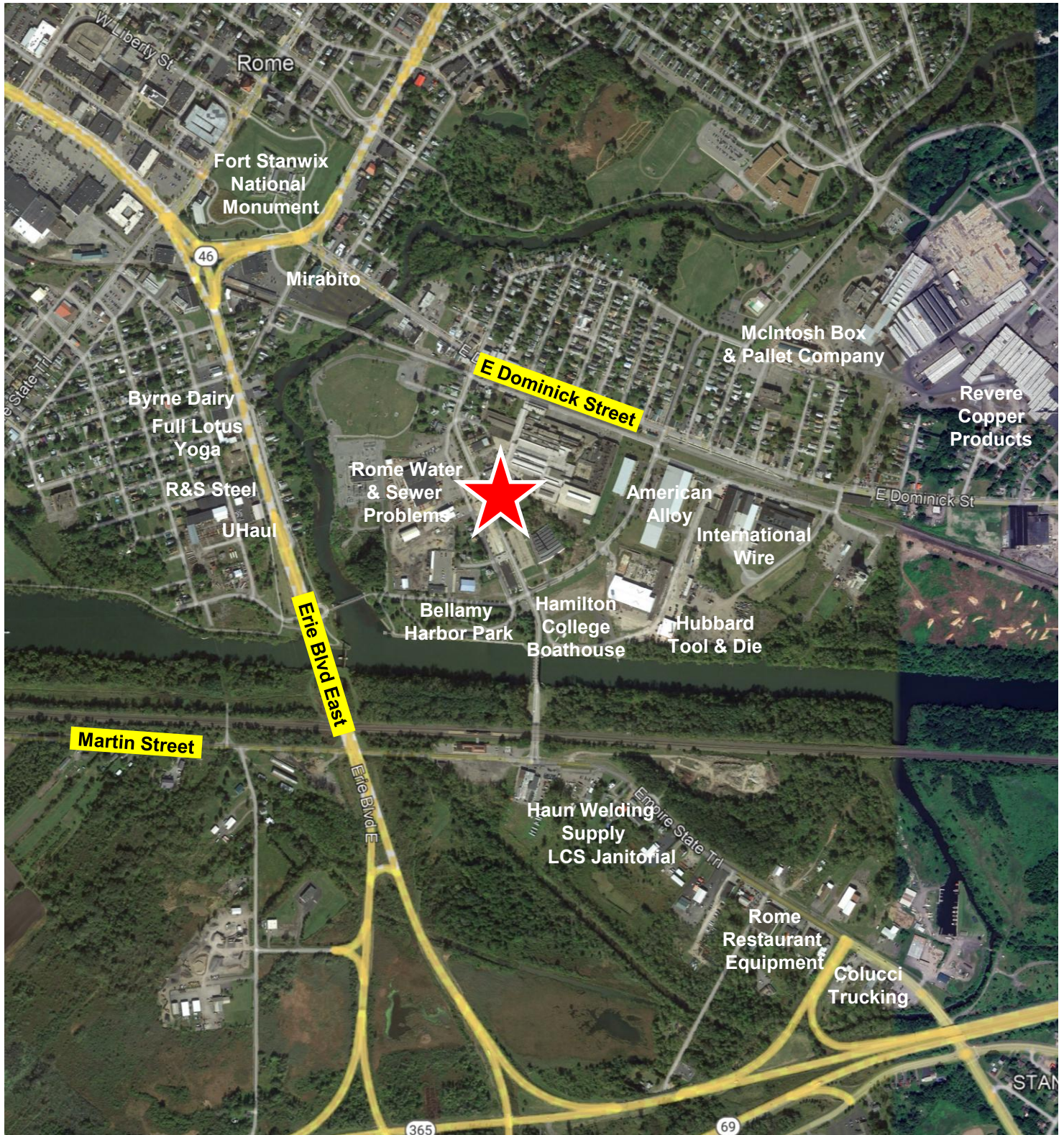
Nicholas Cignarale
Real Estate Salesperson
+1 315 617 2662
ncignarale@pyramidbrokerage.com

587 Main Street, Suite 102
New York Mills, New York 13417
+1 315 736 0856
pyramidbrokerage.com



**199 Mill Street
Rome, New York 13440**





Chobani is coming to Rome, New York!



Chobani to invest \$1.2 billion into building a 1.4 million square-foot dairy processing plant at Griffiss Business and Technology Park — the largest investment in natural food manufacturing in the United States. The Triangle Site, measuring around 332 acres at Griffiss International Airport, will house the new Greek yogurt manufacturing facility. Chobani aims to create more than 1,000 jobs in Oneida County, nearly doubling Chobani's New York State workforce.



"Chobani seeing rising demand, plans giant factory in New York" - The New York Times

"Why Chobani is doubling down in Upstate NY: the milk, booming sales and the people"-
Syracuse.com



"A new era of opportunity begins with Chobani in Rome" - The Rome Sentinel