


FOR SUBLEASE

RETAIL ENDCAP AVAILABLE

Property Highlights

- 2,200± SF end cap retail suite
- Excellent visibility along Black River Boulevard and E Chestnut Street
- Co-tenants and nearby retailers include Mitsuba Sushi, Starbucks, Chipotle, Supercuts, Market 32, Burger King, Applebee's, and more local and national retailers
- Conveniently located in proximity to Griffiss Technology Park with easy access to major highways
- Excellent location for retail, food service, or other locally approved businesses
- Contact Listing Agents with questions or to schedule a tour

Demographic	1 Mile	3 Miles	5 Miles
Population	7,070	27,298	36,450
Households	3,260	12,460	15,823
Average H.H. Income	\$93,215	\$73,853	\$82,709
Daytime Employees	3,394	14,153	17,875
Source: ESRI Business Analyst 2026			

Traffic Counts

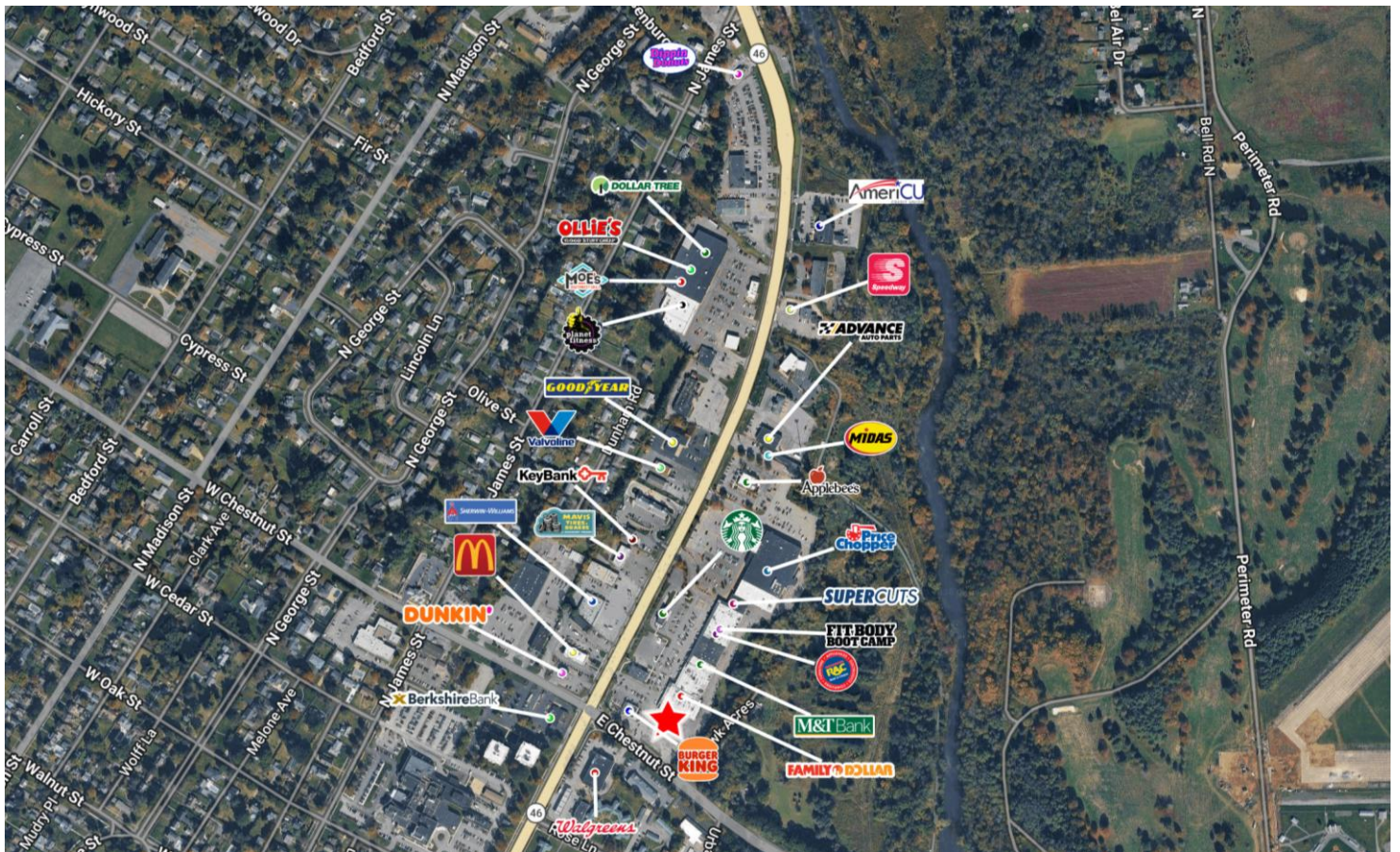
Black River Blvd	16,562 AADT
E Chestnut Street	9,728 AADT
Source: NYS DOT 2025	

EXCLUSIVE CONTACT

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CHOBANI IS COMING TO ROME, NY!

Chobani has announced plans to build a major manufacturing campus in Rome, New York, at the Griffiss Business and Technology Park. The project represents an investment of approximately \$1.2 billion and is expected to become one of the largest food manufacturing facilities in the state. Company leaders and local officials have described the project as a transformative economic development opportunity for the Mohawk Valley and Central New York regions.

The new campus is expected to create more than 1,000 jobs and produce over one billion pounds of dairy products annually. In addition to direct employment, the facility is anticipated to provide significant benefits for New York dairy farmers through increased demand for locally sourced milk and expanded opportunities throughout the agricultural supply chain. The project also includes modern production facilities and plans for future growth, helping to strengthen New York's position as a leader in dairy and natural food production.

Construction and infrastructure work are underway, with roads, utilities, and site improvements being developed to support the campus. The project has gone through several design revisions to address community concerns and airport-related requirements, ultimately resulting in a larger campus plan that includes a welcome center and campus-style design. Chobani expects production at the new facility to begin in 2027, marking a significant milestone in the company's continued growth in New York State.



\$1.2B Investment



2.1MSF Campus



332 acres



1,000+ new jobs



Produce 1 Billion
pounds of dairy products annually

