

OFFERED FOR \$795,000



Prime Development site off of Interstate 86

Property Highlights

- 3.32 acre development site located next door to new Dunkin Donuts:
- Common access drive into entire site with infrastructure extended
- Current owner has completed most due diligence work including: Phase 1 & 2 archeological study, surveying, elevations, and much more
- Perfect location for hotel
- Site will be restricted against any use that competes with Dunkin Donuts

Area Amenities

- Located at exit 43 off I-86 with over 27,000 AADT
- Minutes from I-99
- Across road from Holiday Inn Express, Denny's and 7-11
- This exit is one of the main entrances to reach Corning, Inc.'s Sullivan Park and Sitel's Call Center



For more information, please contact:

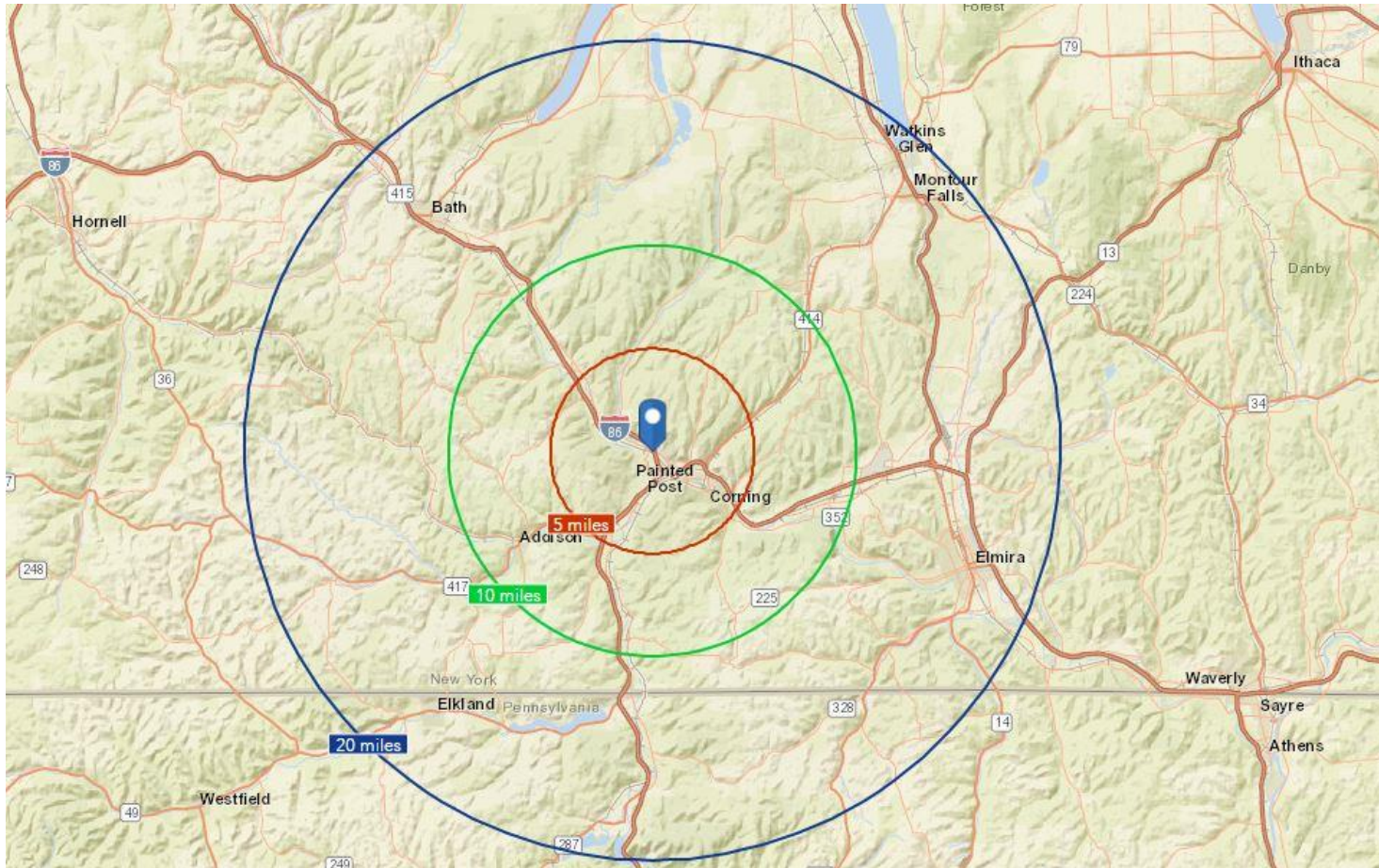
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FOR SALE
119 Victory Highway
 Painted Post, NY



Demographic	5 Miles	10 Miles	20 Miles
Population	24,553	42,967	162,862
Households	10,739	17,942	65,536
Average Income	\$51,117	\$53,069	\$47,950
Daytime Employees	14,525	20,156	75,251
Source	ESRI BAO 2016		

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