## CENTRAL NEW YORK REDEVELOPMENT SITE

19,562 VPD

200 South Washington Street Herkimer, NY 13350

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ESTATEST



**Concept rendering** showing a reduction of the building size to **58,000 SF** with additional **pad site** development opportunity

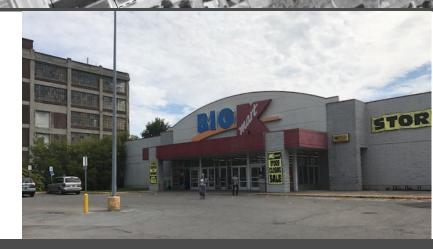
## **AVAILABLE OPPORTUNITY:**

 89,000 SF building on 6.7 acres for sale or lease (concept plan shows potential reduction in building size)

## **PROPERTY HIGHLIGHTS:**

- Rare Central NY redevelopment opportunity
- In the heart of the Herkimer retail/business district
- Two points of ingress/egress
- Traffic counts over 19,000 VPD

2815 Monroe Avenue Rochester, NY 14618 www.VentureBrokerageGroup.com



ING BUILDING 58,000 sf

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Information is correct to be the best of our knowledge but is not guaranteed for accuracy.

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Demographic Snapshot	3 miles	5 miles	10 miles	20 miles
Population	15,663	27,964	43,350	205,630
Households	6,563	11,531	17,668	81,873
Average Household Income	\$53,263	\$59,524	\$61,599	\$66,336
Daytime Population	16,682	24,716	36,697	200,948



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