

# CENTRAL NEW YORK REDEVELOPMENT SITE

200 South Washington Street  
Herkimer, NY 13350



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](http://www.VentureBrokerageGroup.com)

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

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**VENTURE**  
BROKERAGE GROUP



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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