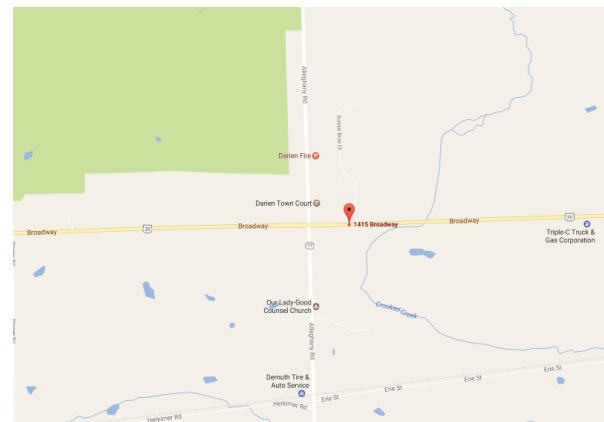
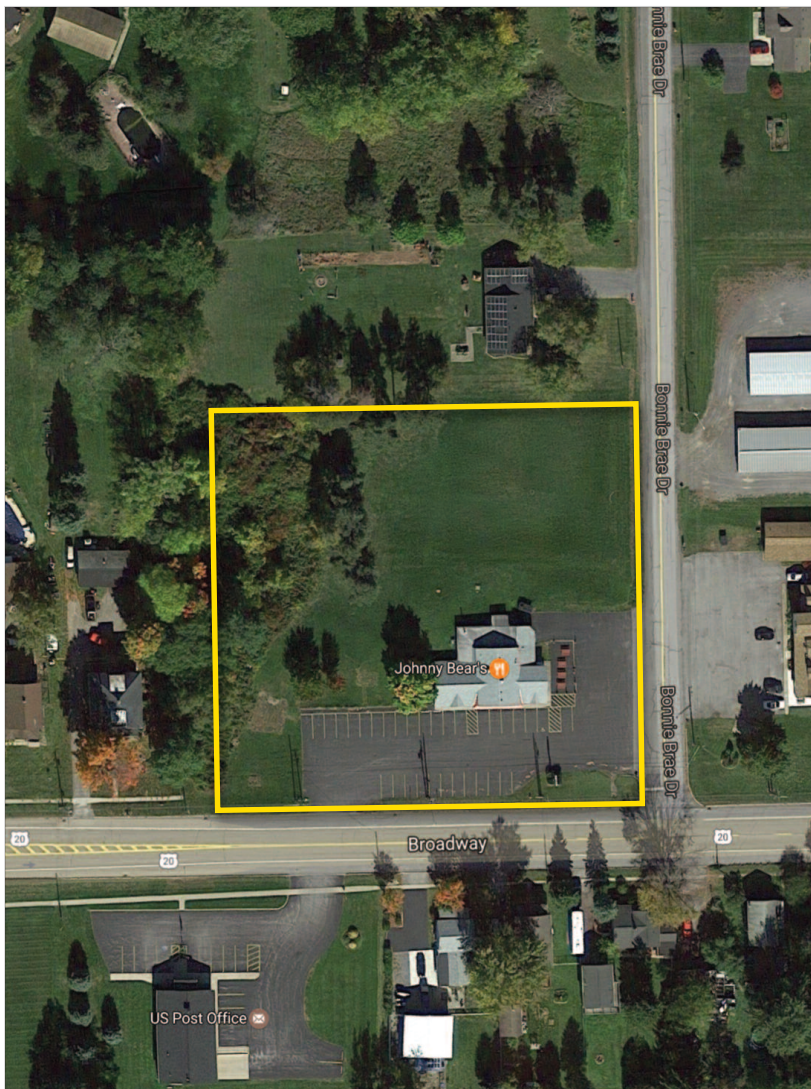


FOR SALE

# 1415 Broadway Darien, New York



## PROPERTY DESCRIPTION

Established drive-in restaurant with seating for 96 available for purchase. Recently remodeled with newer roof. Large parking area on 2+ acre property with 335' of frontage. Turnkey opportunity with plenty of area on property to develop additional uses or large site for redevelopment. Great traffic on Route 20 (Broadway), just east of Route 77 (Allegany Rd). Just minutes from Darien Lake Amusement Park and Darien Lake State Park.



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# 1415 Broadway Darrien, New York

| PROPERTY OVERVIEW |                | DEMOGRAPHICS       | 1 MILE   | 3 MILES  | 5 MILES  |
|-------------------|----------------|--------------------|----------|----------|----------|
| Lot Size          | 2.30 +/- acres | Total Population   | 1,031    | 1,942    | 5,432    |
| Total SF          | 3,275 +/- SF   | Total Households   | 414      | 749      | 2,137    |
| Stories           | 1              | Ave. Annual Income | \$67,198 | \$66,482 | \$66,730 |
| Year Built        | 1970           |                    |          |          |          |
| Parking           | On site        |                    |          |          |          |

