



**HIGHLIGHTS**

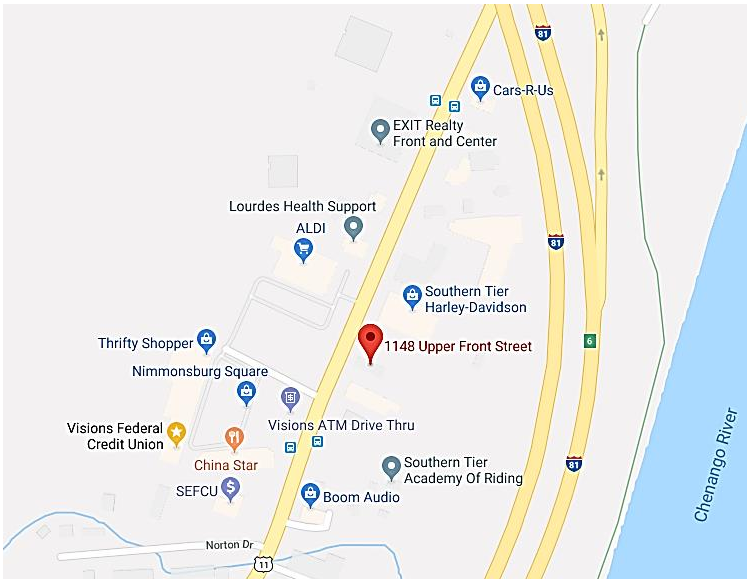
- Free-standing restaurant available for lease.
- Chenango retail area close to big boxes and national retailers.
- A 2,420 SF building with ample parking.
- Wonderful signage and visibility.
- High traffic count.
- Easily accessible to interstate 81 and 88.
- Also suitable for professional office or retail.

**Traffic Count** (see 3rd page for details)

- 12,379 AADT on Upper Front
- 28,710 on I81 at Exit

DEMOGRAPHICS	1 Mile	5 Miles	10 Miles
POPULATION	2724	60,906	160,293
AVERAGE HHI	\$70,873	\$55,907	\$66,230

Source: ESRI Business analyst 2018



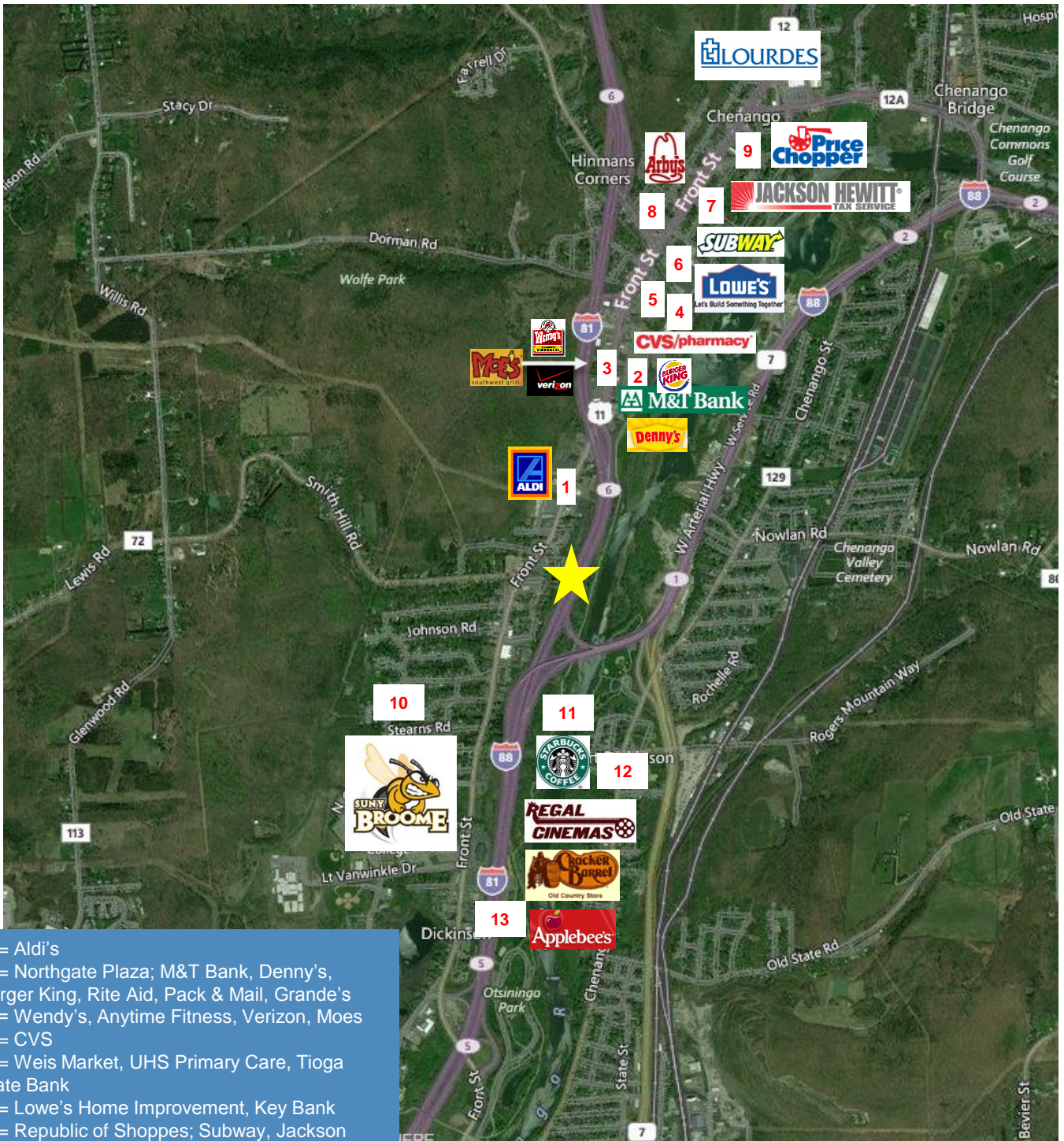
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- 1 = Aldi's
- 2 = Northgate Plaza; M&T Bank, Denny's, Burger King, Rite Aid, Pack & Mail, Grande's
- 3 = Wendy's, Anytime Fitness, Verizon, Moe's
- 4 = CVS
- 5 = Weis Market, UHS Primary Care, Tioga State Bank
- 6 = Lowe's Home Improvement, Key Bank
- 7 = Republic of Shoppes; Subway, Jackson Hewitt, Mariner Finance
- 8 = Arby's, Hank's
- 9 = Price Chopper Food & Pharmacy
- 10 = SUNY Broome College
- 11 = Starbucks
- 12 = Movie Theaters
- 13 = Cracker Barrel, Applebee's



TRAFFIC COUNTS 1, 5 and 10 mile radius

