



DEVELOPMENT SITE

7.25± Acre Development Site

Property Highlights

- Located between the Tops Super Market to the west (of the site) and the Dollar General to the east (of the site).
- Flexible zoning for retail manufacturing or office
- Well trafficked Route 5 (State Street)
- ½ mile from heavily populated retail area
- Site includes all utilities (sewer, water, gas and electric)
- Flat, buildable topography

Demographic	3 Miles	5 Miles	10 Miles
Population	15,588	29,961	49,549
Households	3,841	8,950	18,409
Average Income	\$80,148	\$72,554	\$74,656
Daytime Employees	11,293	18,821	24,981
Source: ESRI Business Analyst 2018			

Traffic Counts	
East State Street	8,561 AADT
Betsinger Road	894 AADT
Source: NYS DOT 2016	

For more information, please contact:

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