

FOR SALE OR LEASE

5097 State Highway 23

Oneonta, NY

1.96± Acres For Sale or Lease

Property Highlights

- 1.96± Acres available for sale or lease located across from Walmart Supercenter
- Property consists of 3 parcels with a total of 494± feet of frontage on Route 23
- Located directly across from Walmart and near the Southside Mall
- Close proximity and access from Exit 15 of Interstate 88
- Home to Hartwick College and SUNY Oneonta
- Area tenants include Walmart, Lowes, TJ Maxx, Burger King, Applebees, Dick's Sporting Goods, Moe's, Denny's, Wendy's, Aldis, BJ's and Home Depot

Demographic	3 Miles	7 Miles	15 Miles
Population	17,566	25,340	49,490
Households	5,731	9,089	18,542
Average Income	\$71,106	\$71,190	\$70,151
Daytime Employees	12,280	16,729	24,985
Source	ESRI Business Analyst Online		

Traffic Counts

State Highway 23	14,483 AADT 2015
Interstate 88	14,149 AADT 2009
Source	NYS Traffic Data



All Plot Lines Subject To Verification of Survey

For more information, please contact:

Jeffrey D'Amore, SIOR
Real Estate Broker • Executive Director
 315.725.3510
jdamore@pyramidbrokerage.com

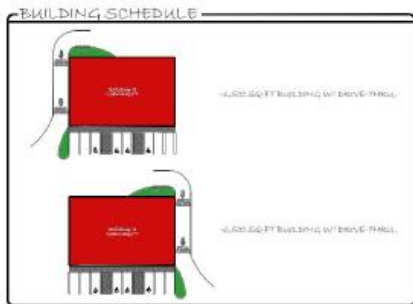
587 Main Street, Suite 102
 New York Mills, New York 13417
 phone: +1 315 736 0856



Independently Owned and Operated / A Member of the Cushman & Wakefield Alliance

Cushman & Wakefield Copyright 2015. No warranty or representation, express or implied, is made to the accuracy or completeness of the information contained herein, and same is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice, and to any special listing conditions imposed by the property owner(s). As applicable, we make no representation as to the condition of the property (or properties) in question.



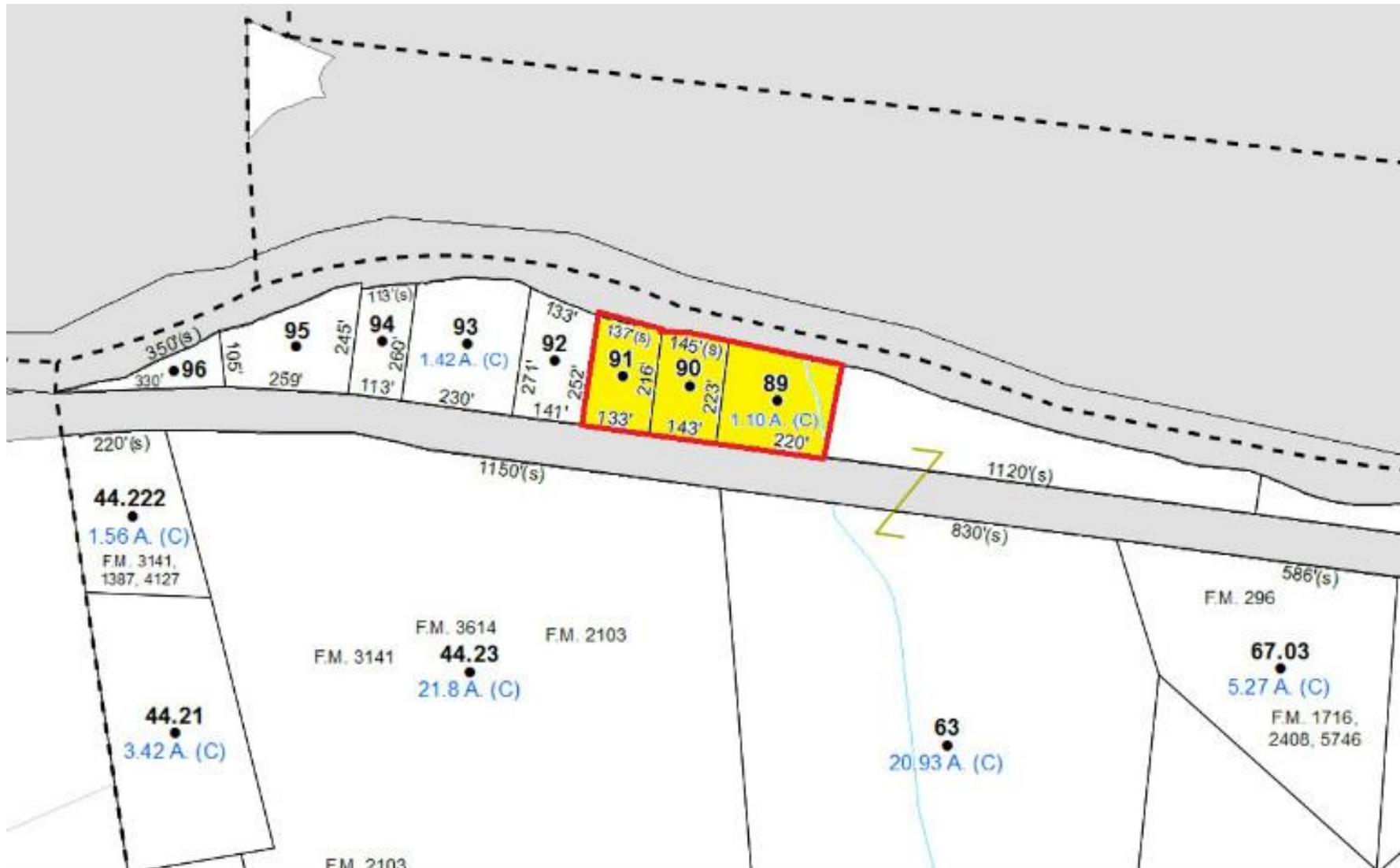


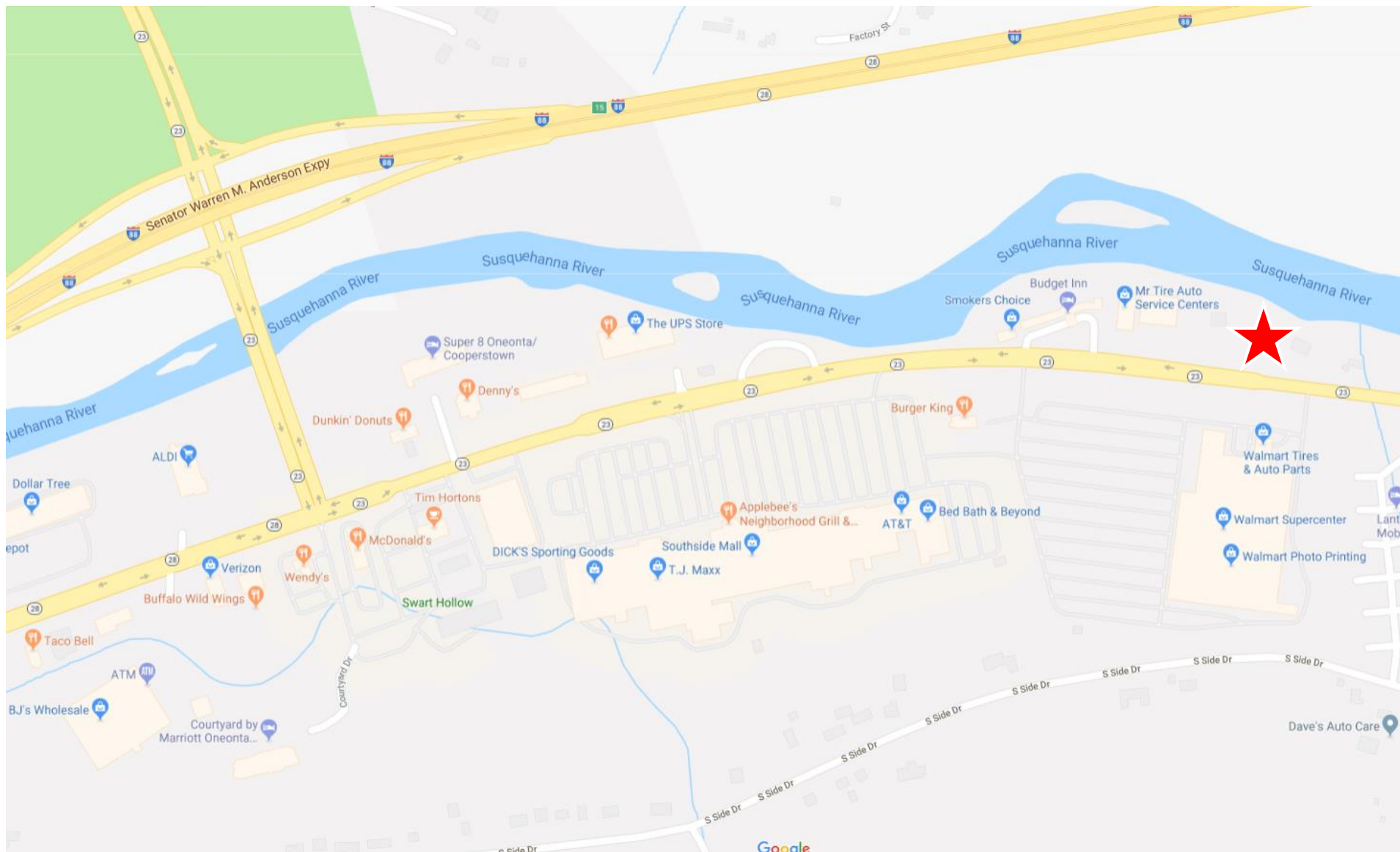
PROPOSED SITE LAYOUT-2
SCALE 1/8" = 1'

Independently Owned and Operated / A Member of the Cushman & Wakefield Alliance

Cushman & Wakefield Copyright 2015. No warranty or representation, express or implied, is made to the accuracy or completeness of the information contained herein, and same is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice, and to any special listing conditions imposed by the property owner(s). As applicable, we make no representation as to the condition of the property (or properties) in question.







Independently Owned and Operated / A Member of the Cushman & Wakefield Alliance

Cushman & Wakefield Copyright 2015. No warranty or representation, express or implied, is made to the accuracy or completeness of the information contained herein, and same is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice, and to any special listing conditions imposed by the property owner(s). As applicable, we make no representation as to the condition of the property (or properties) in question.

