

# 299 SOUTH MAIN STREET ELMIRA, NY 14901



## RETAIL FOR LEASE

Up to 4,500 SF

## PROPERTY FEATURES

- Up to 4,500 SF available in Top's Market Anchored Plaza
- Will subdivide to tenant requirements
- End-cap and drive-thru opportunities
- New vanilla shell retail improvements
- Strong vehicular and pedestrian traffic
- Abundant parking and large pylon sign
- Pad Site available at S. Main Street plaza entrance



## BUILDING FEATURES

TOTAL SQUARE FEET	+/- 98,000 SF
TOTAL AVAILABLE	4,500 SF
LEASE / SALE RATE	Negotiable
PARKING	Ample, Paved

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
ESTIMATED POPULATION	15,249	46,819	54,325
EST. AVG HOUSEHOLD INCOME	\$41,975	\$53,686	\$55,186

SOURCE: ESRI BUSINESS ANALYST ONLINE

## TRAFFIC COUNTS

S. MAIN AT PARTRIDGE ST:	8,480	AADT
ROUTE 14 AT PENNSYLVANIA AVE:	12,926	AADT

SOURCE: NYS TRAFFIC DATA VIEWER



For more information, please contact:

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