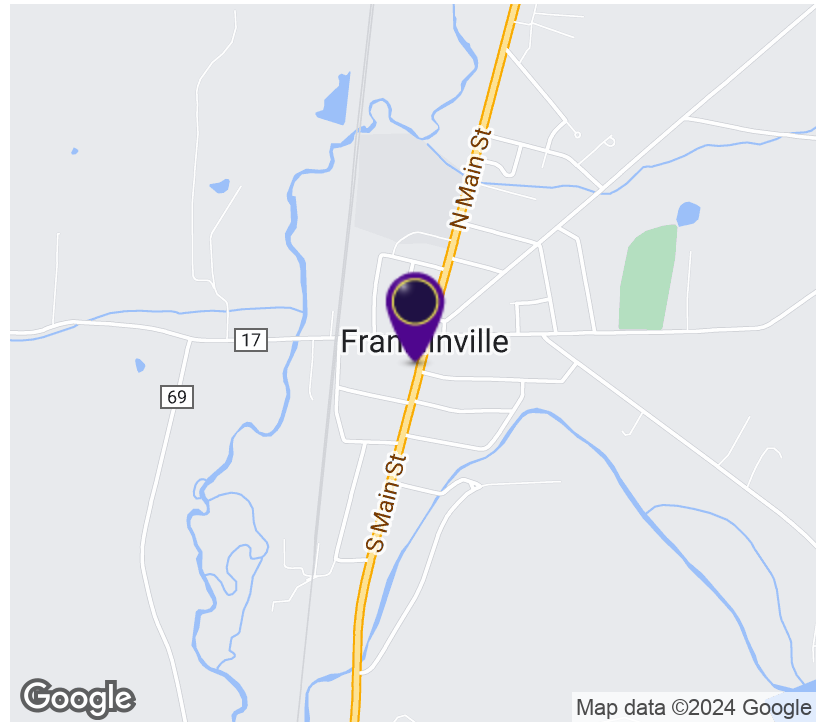


2,444+/- SF FORMER BANK SPACE

7 South Main Street, Franklinville, NY 14737



OFFERING SUMMARY

Sale Price: Call For More Details

Available SF: 2,444 SF

Lease Rate: Call For More Details

Lot Size: 0.32 Acres

Building Size: 2,444 SF

Zoning: commercial

PROPERTY OVERVIEW

Freestanding building located in Franklinville, NY. 2,444+/- SF office space available. A former bank which is ideal for any bank or office business. Ample parking and easy access to all retailers and restaurants located on North Main or South Main Street. Property is located on 0.32 +/- Acres of land with a lot size of 110' +/- x 160' +/-.

LOCATION OVERVIEW

Located between Route 17 & Route 98. Other nearby retailers including United States Post Office, liquor store, Dollar General, Franklinville Village Clerk, two churches, NAPA Auto Parts, U Haul, Islhuda Valley Golf Course, several restaurants, and Kwik Fill Gas Station between Mill Street and Pennsylvania Avenue. ,

PROPERTY HIGHLIGHTS

- Excellent Location
- Freestanding Building
- Ideal for any Bank or Office Setting
- High Visibility
- Ample Parking



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ADDITIONAL PHOTOS

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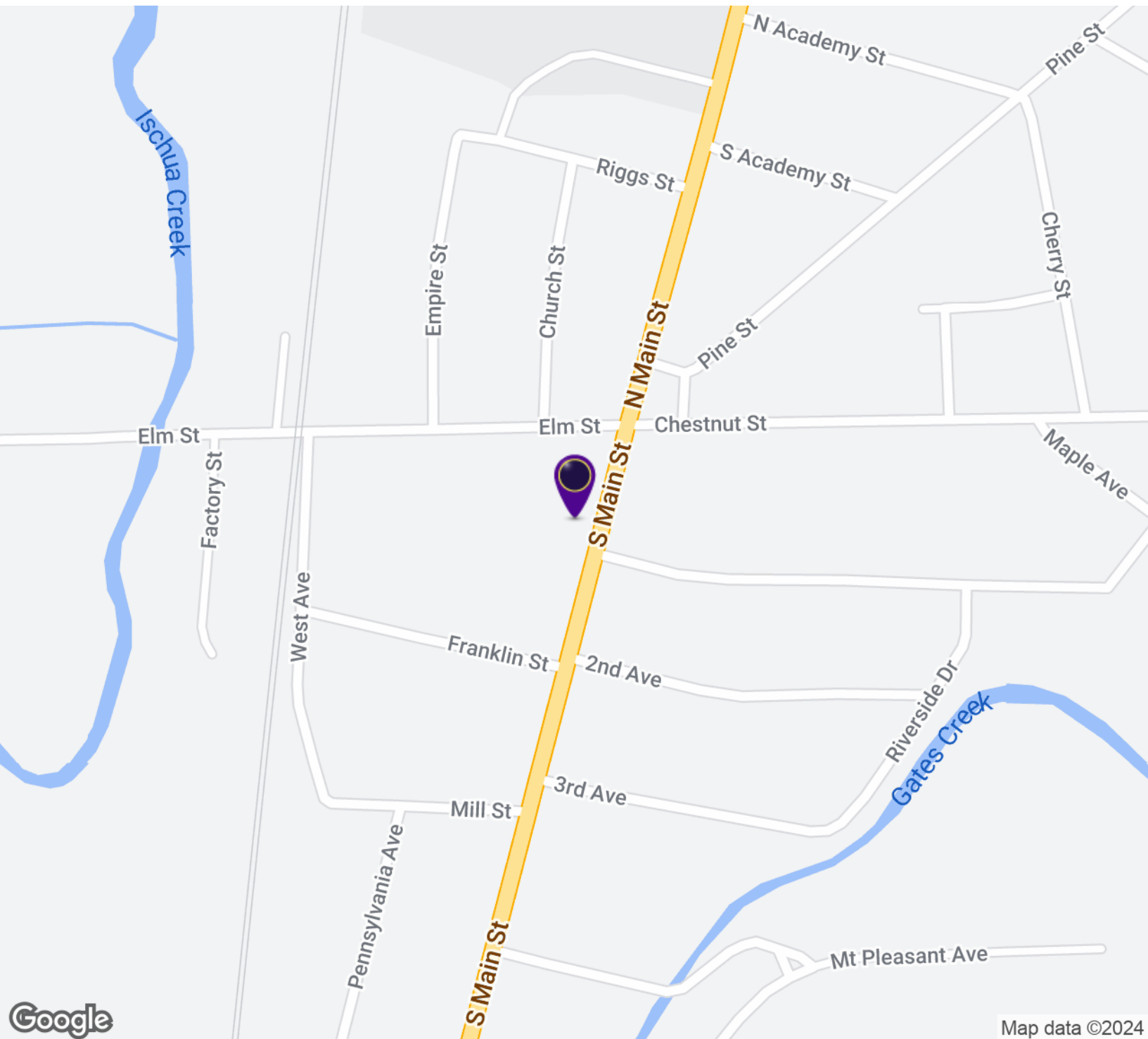
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LOCATION MAP

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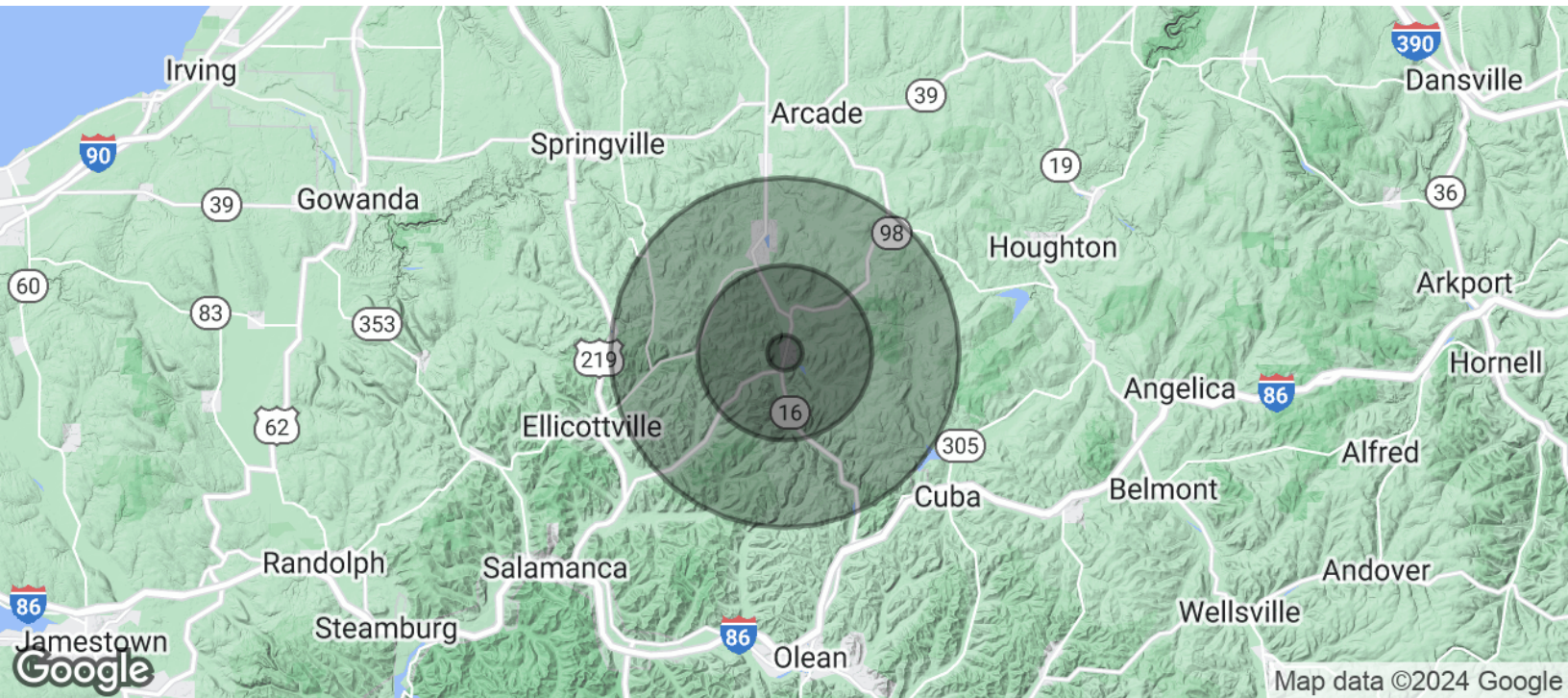


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POPULATION	1 MILE	5 MILES	10 MILES
Total Population	122	2,997	14,602
Average age	41.2	41.1	40.2
Average age (Male)	39.7	40.0	39.9
Average age (Female)	42.1	41.8	40.2
HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total households	50	1,225	5,910
# of persons per HH	2.4	2.4	2.5
Average HH income	\$46,943	\$47,587	\$48,743
Average house value	\$97,454	\$95,978	\$94,350

* Demographic data derived from 2020 ACS - US Census



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