

FOR LEASE



2685 ERIE DR

Weedsport, NY 13166



PROPERTY DESCRIPTION

Former Insurance office provides 800 +/- Office or retail space next to Colonial Laundromat and H&R Block. Suitable for multiple uses. Located on main road with signage available on building and pylon sign. Ample on site parking with convenient Ingress & Egress. Surrounding Neighbors include: Dollar General, NAPA, Dunkin', Fastrac, Jreck Subs & Kinney Drugs.

DEMOGRAPHICS	1 MILE	5 MILES	10 MILES
Total Households	257	4,022	29,058
Total Population	631	10,138	70,055
Average HH Income	\$57,996	\$59,905	\$55,080

PROPERTY HIGHLIGHTS

- 800 +/- Office Space
- Join Colonial Laundromat & H&R Block
- Signage Available
- Convenient Ingress & Egress
- Neighbors include: Dollar General, NAPA, Dunkin', Fastrac & Kinney Drugs

OFFERING SUMMARY

Lease Rate:	\$1,200.00 per month (MG)
Available SF:	800 SF
Lot Size:	2.34 Acres

TOM LISCHAK, CCIM
315.928.1500
tom@c21bridgeway.com

CENTURY 21
COMMERCIAL.
Bridgeway Realty

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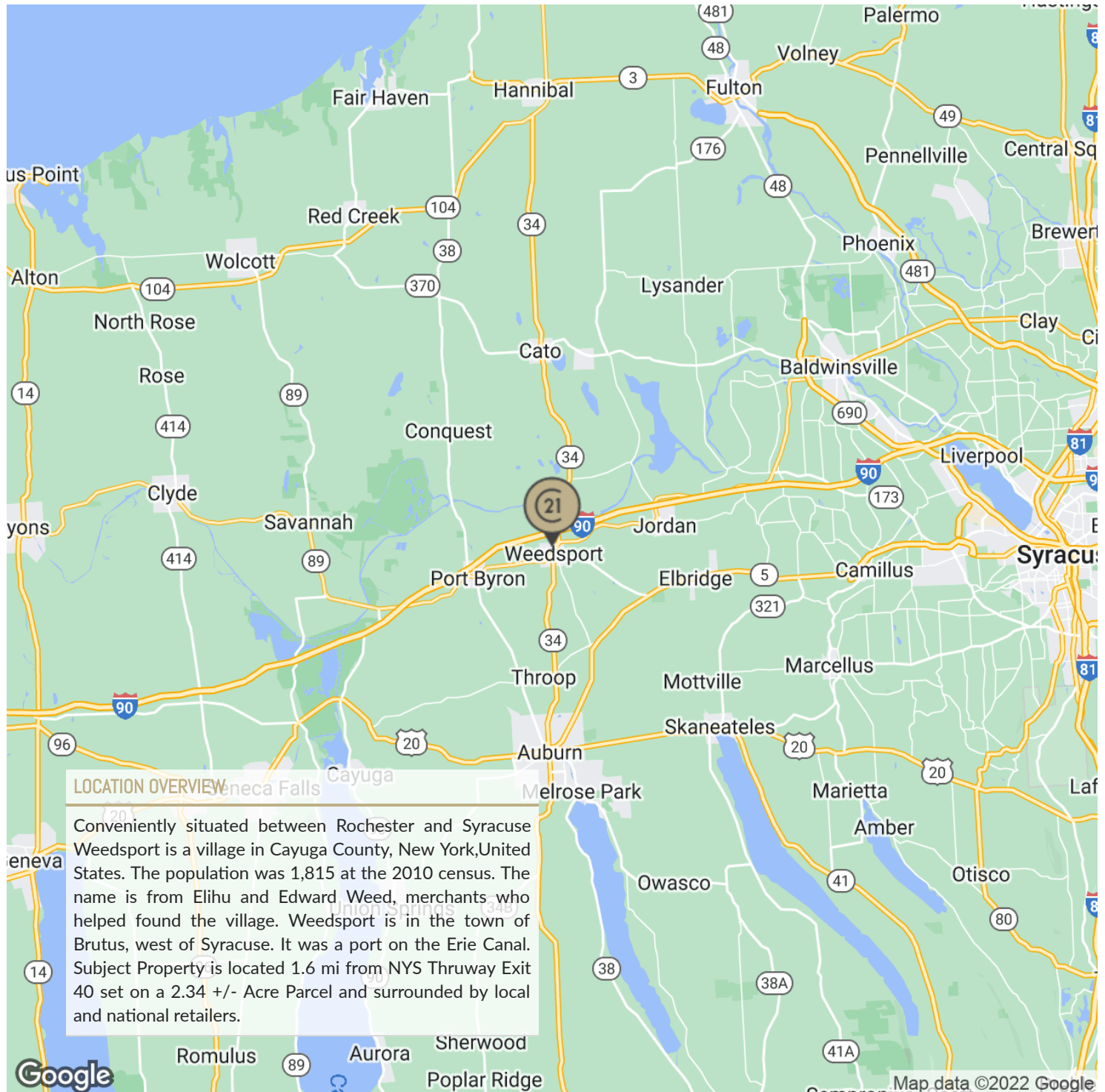
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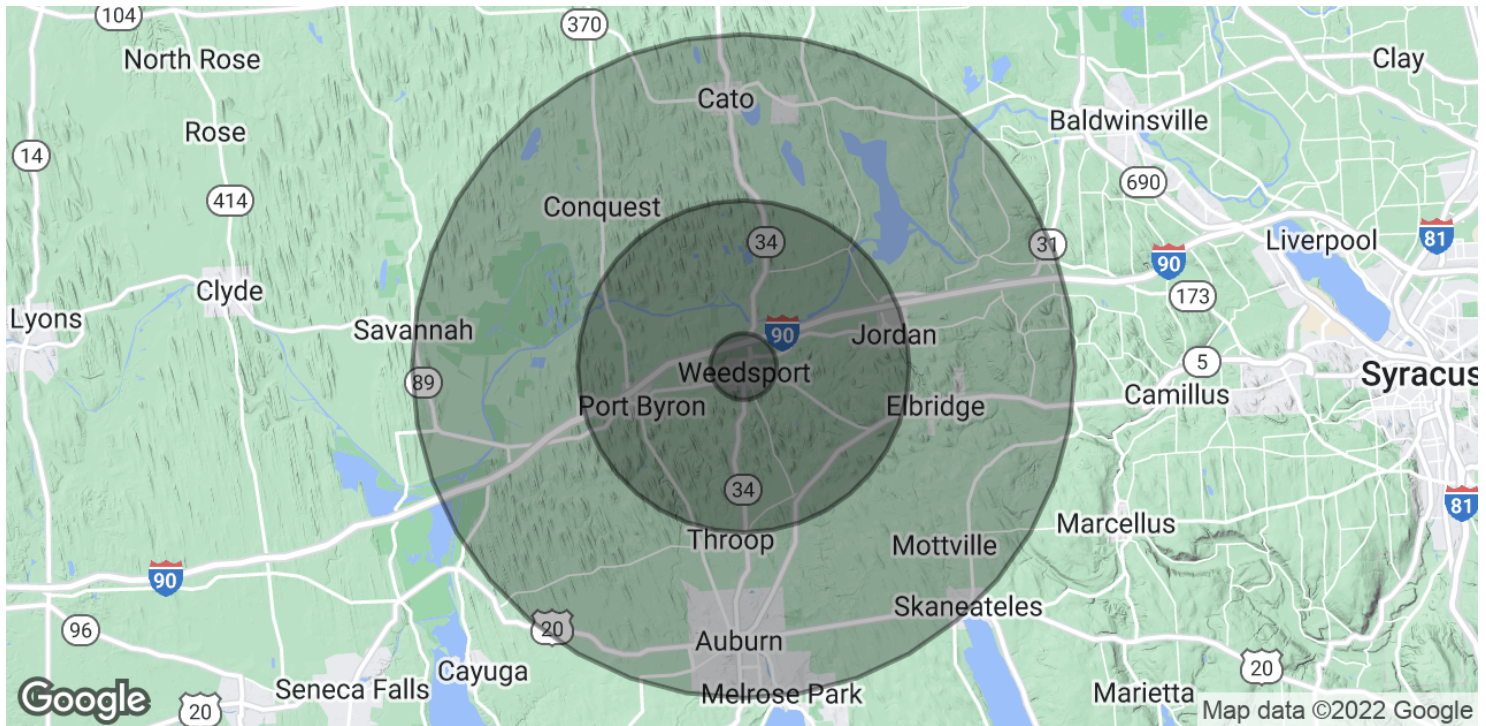


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POPULATION	1 MILE	5 MILES	10 MILES
Total Population	631	10,138	70,055
Average Age	40.5	40.8	41.1
Average Age (Male)	39.2	39.8	39.7
Average Age (Female)	40.9	41.2	41.9
HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total Households	257	4,022	29,058
# of Persons per HH	2.5	2.5	2.4
Average HH Income	\$57,996	\$59,905	\$55,080
Average House Value		\$140,355	\$141,843

* Demographic data derived from 2010 US Census

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