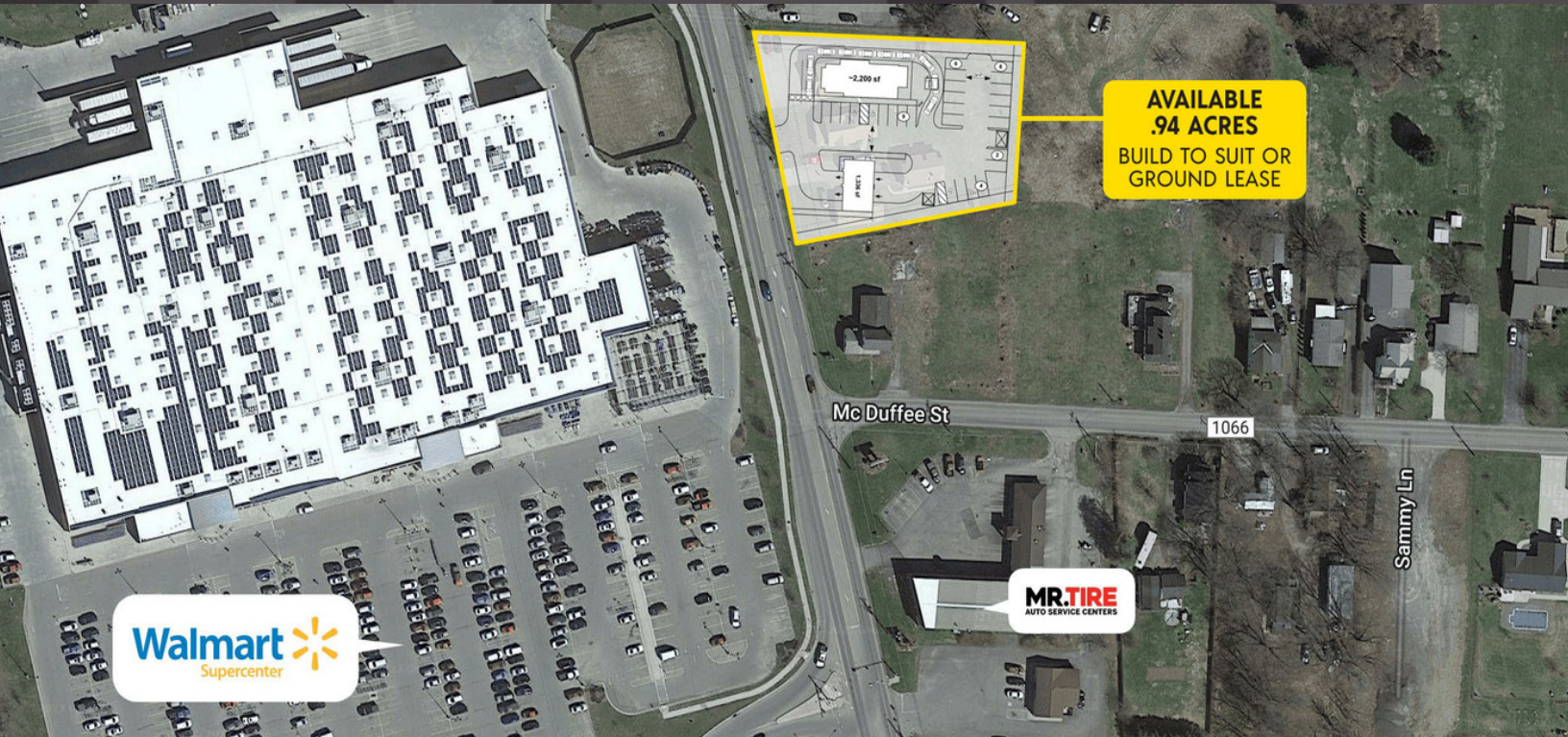


REDEVELOPMENT SITE

2008 Elmira St
Sayre, PA 18840



PROPERTY DESCRIPTION

Build to Suit or Ground Lease site on a .94 Acre Lot. Lot is owned by a high caliber developer who is able to handle any and all commercial concepts.

LOCATION DESCRIPTION

Sayre, PA, is located along the NY/PA border, 10 miles south-east of Elmira, NY. I-86/Southern Tier Expressway runs through Sayre and intersects RT-220, a north-south highway into central and northern PA. The available property is located in the heart of a retail corridor across from Walmart, which has 2.5 million visitors per year and is ranked 15th in PA for foot traffic according to Placer.ai. Other retailers in the area include Lowe's, Applebee's, ALDI, Tops, Advance Auto Parts, Tractor Supply Co., Rite Aid, Dollar General, Wendy's, Rite Aid, and Burger King.

PROPERTY HIGHLIGHTS

- .94 Acre lot
- Across from high traffic Walmart

OFFERING SUMMARY

Lease Rate:	Negotiable
Available SF:	0.94 Acres
Lot Size:	0.94 Acres

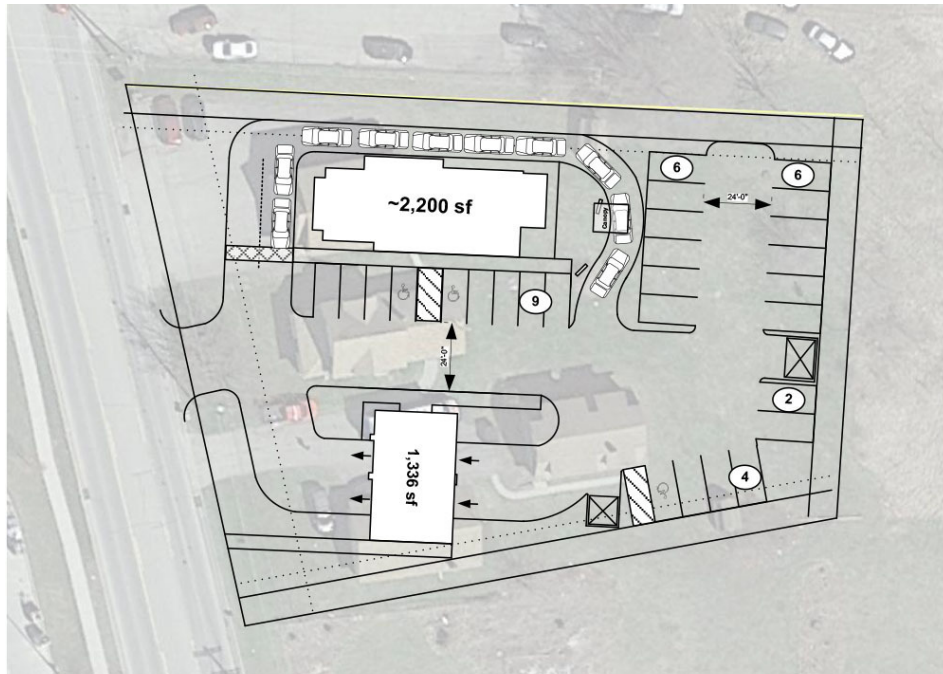


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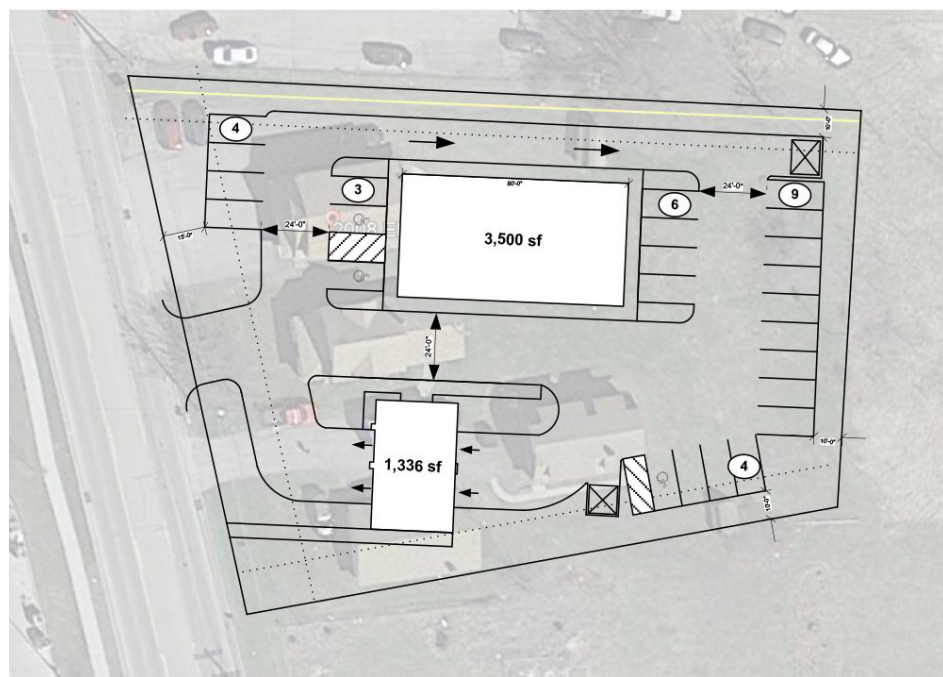


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Concept Site Plan for 2,200± SF QSR



Concept Site Plan for 3,500± SF Building



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Metrics

Walmart

1887 Elmira St, Sayre,

2208

Visits	2.5M	Visit Frequency	13.56
Visits / sq ft	13.6	Avg. Dwell Time	39 min
Size - sq ft	185.6K	Panel Visits	73.2K
Visitors	186.1K		

Jan 1st, 2022 - Dec 31st, 2022

Data provided by Placer Labs Inc. (www.placer.ai)



The Walmart across the street is high volume, with over 2.5mm visitors/yr

Ranking Overview

Walmart

1887 Elmira St, Sayre,

2208

Nationwide

369 / 3,867



90%

Pennsylvania

15 / 135



89%

15mi

1 / 1

100%

* Coverage levels should be considered when comparing Ranking results. [Learn more](#)

Chain: Walmart | Visits | Jan 1st, 2022 - Dec 31st, 2022

Data provided by Placer Labs Inc. (www.placer.ai)



Sayre's Walmart is 15th in the state, and in the 90th percentile nationally



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