

# 201 ELM ST

201 Elm St  
Penn Yan, NY 14527



LAND FOR LEASE



**Brian Donovan**  
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460 East Ave, Rochester, NY 14607  
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NY #10491202934





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## PROPERTY DESCRIPTION

Rare opportunity for vacant land in the center of Penn Yan. Corner lot with three curb cuts sitting at a signalized intersection in downtown Penn Yan. Ideal location for QSR, banking, car wash, or freestanding retailers.

## LOCATION DESCRIPTION

Penn Yan, on the north end of Keuka Lake, was named for its early Pennsylvania and Yankee settlers. Recognized by "The 100 Best Small Towns In America" as an outstanding community, Penn Yan offers public parks with swimming beaches, picnic facilities and pavilions, playgrounds, tennis courts, public boat dockage, a variety of shops, cafes, pubs, and restaurants, and more. This is a rare opportunity for vacant land in the center of Penn Yan.

## PROPERTY HIGHLIGHTS

- Corner Lot
- Signalized Intersection
- Three curb cuts

## OFFERING SUMMARY

Lease Rate	\$100,000/yr
Lot Size:	1.2 Acres



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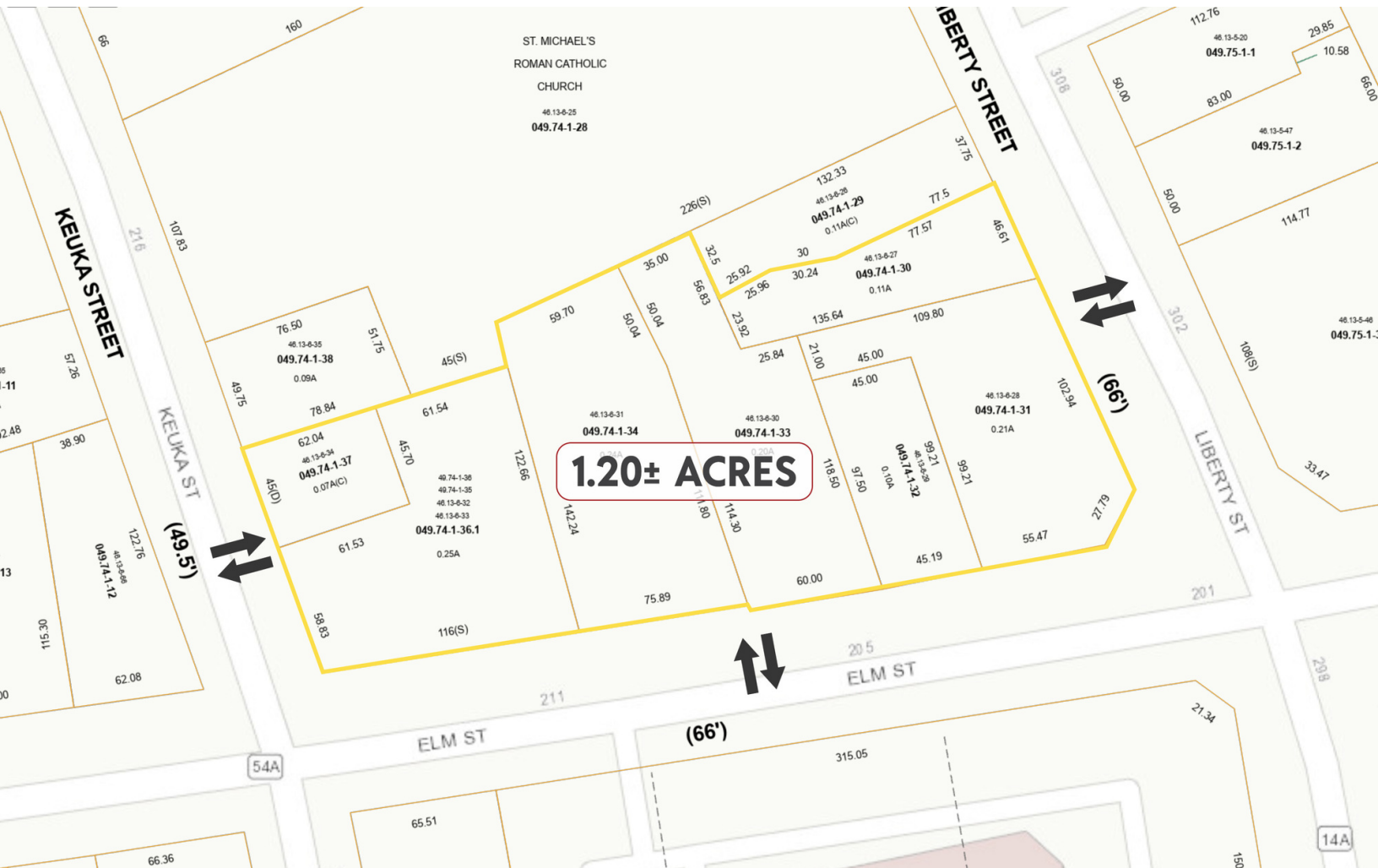
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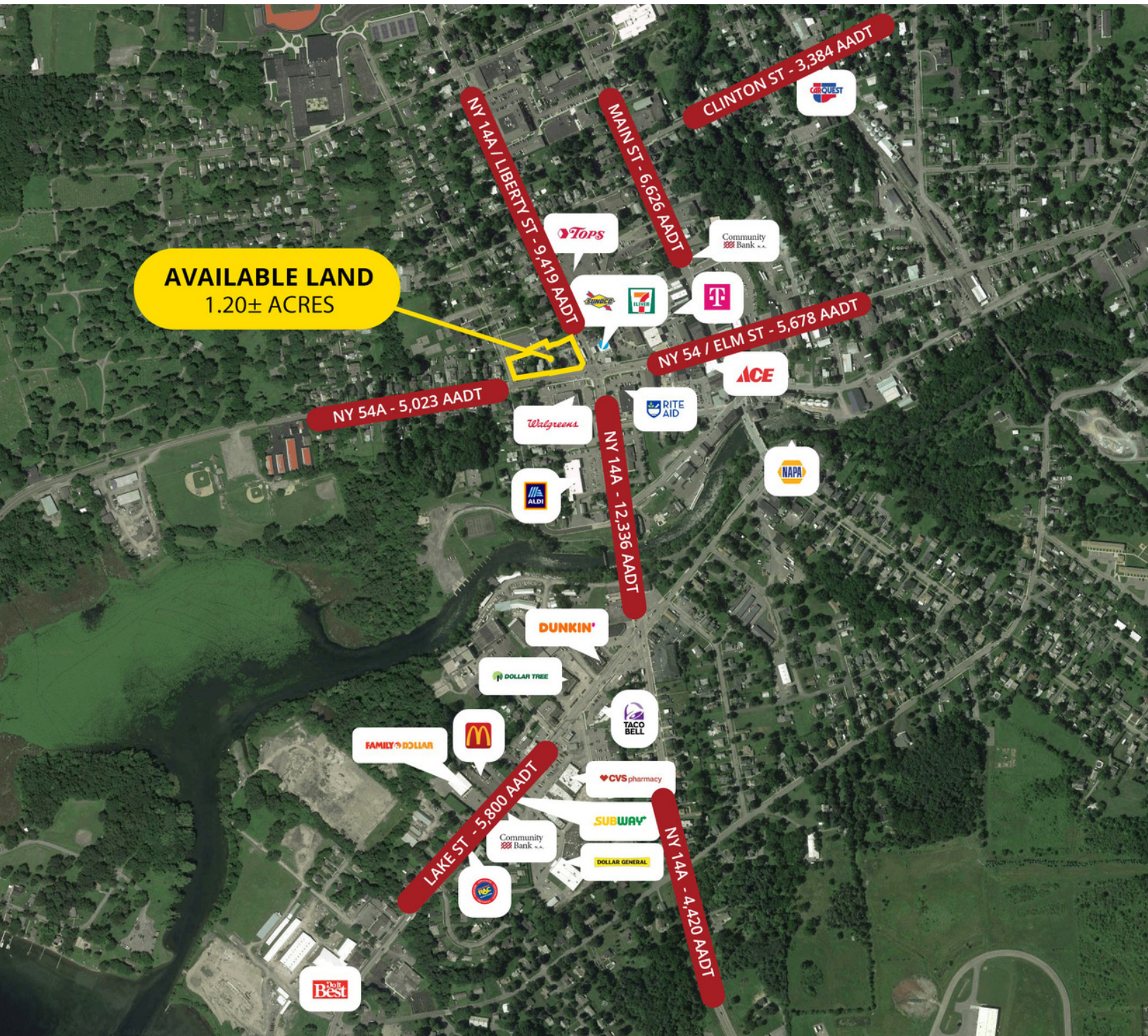
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Demographic Report	1 Mi.	2 Mi.	3 Mi.	10 Min.
<b>Population</b>				
<b>2023 Estimated Population</b>	<b>4,971</b>	<b>6,254</b>	<b>7,207</b>	<b>10,301</b>
2028 Projected Population	4,872	6,129	7,052	10,039
2020 Census Population	5,098	6,363	7,325	10,438
2010 Census Population	5,224	6,547	7,520	10,639
<b>2023 Median Age</b>	<b>40.6</b>	<b>41.6</b>	<b>42.1</b>	<b>40.6</b>
<b>Households</b>				
<b>2023 Estimated Households</b>	<b>2,212</b>	<b>2,733</b>	<b>3,112</b>	<b>4,084</b>
2028 Projected Households	2,048	2,528	2,875	3,750
2020 Census Households	2,264	2,774	3,156	4,134
2010 Census Households	2,184	2,720	3,111	4,119
<b>Race and Ethnicity</b>				
2023 Estimated White	92.0%	92.1%	92.3%	87.5%
2023 Estimated Black or African American	2.6%	2.7%	2.6%	2.2%
2023 Estimated Asian or Pacific Islander	0.7%	0.7%	0.7%	6.6%
2023 Estimated American Indian or Native Alaskan	0.1%	0.1%	0.1%	0.1%
2023 Estimated Other Races	4.6%	4.4%	4.3%	3.6%
2023 Estimated Hispanic	4.7%	4.4%	4.3%	3.6%
<b>Income</b>				
2023 Estimated Average Household Income	\$65,175	\$70,996	\$74,170	\$83,766
<b>2023 Estimated Median Household Income</b>	<b>\$51,007</b>	<b>\$52,379</b>	<b>\$54,739</b>	<b>\$60,365</b>
2023 Estimated Per Capita Income	\$29,527	\$31,577	\$32,585	\$33,978
<b>Education (Age 25+)</b>				
2023 Estimated High School Graduate	37.2%	36.6%	35.7%	33.6%
2023 Estimated Some College	16.4%	16.3%	16.2%	16.2%
2023 Estimated Associates Degree Only	11.2%	11.3%	11.3%	10.9%
2023 Estimated Bachelors Degree Only	14.4%	14.4%	14.8%	15.9%
2023 Estimated Graduate Degree	9.4%	10.4%	10.9%	12.4%
<b>2023 Estimated College Educated</b>	<b>51.4%</b>	<b>52.4%</b>	<b>53.2%</b>	<b>55.4%</b>
<b>Business</b>				
2023 Estimated Total Businesses	278	301	322	365
<b>2023 Estimated Total Employees</b>	<b>3,364</b>	<b>3,577</b>	<b>3,725</b>	<b>4,256</b>
2023 Estimated Employee Population per Business	12.1	11.9	11.6	11.7
2023 Estimated Residential Population per Business	17.9	20.8	22.4	28.2



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