

420 HAMILTON STREET

420 Hamilton Street
Geneva, NY 14456



PROPERTY DESCRIPTION

Excellent opportunity to enter a tight trade area with limited development opportunities. This freestanding former pharmacy offers a drive-thru, pylon sign for added visibility, and a signalized entrance for full access. Nearby retailers and generators include Walmart, Wegmans, Harbor Freight, Staples, McDonald's, Arby's, Walgreens, Tim Hortons, Tractor Supply Co., AutoZone, and Hobart & William Smith Colleges.

LOCATION DESCRIPTION

The available property is located in the main commercial retail corridor of Geneva, NY on Hamilton Street. Geneva is located at the north end of Seneca Lake, making it a hub for the Finger Lakes and its growing wine industry. The Central Business District in Geneva was the recipient of a \$10 million Downtown Revitalization Project from NY State that improved roadways, parking, biking, access to the waterfront, and infilled development sites. Over the last decade, Geneva has emerged as a major employment center in the Finger Lakes, boasting over 200 firms and nearly 1,500 jobs in the central business district alone.

PROPERTY HIGHLIGHTS

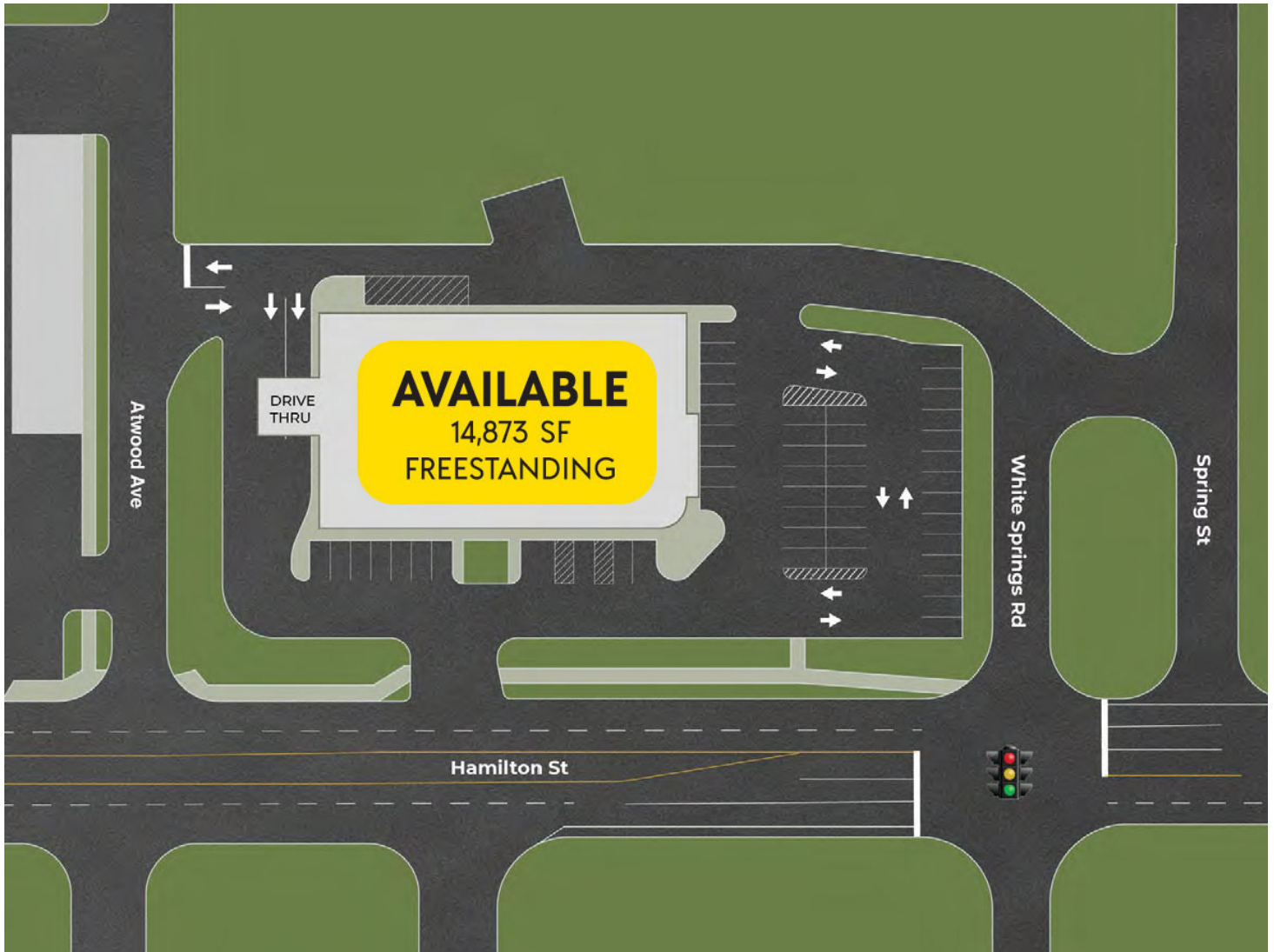
- Freestanding building
- Drive-thru window
- Signalized Entrance
- Pylon Sign
- Large parking field
- Property Taxes: \$103,076.73/yr

OFFERING SUMMARY

Lease Rate:	\$25 SF/yr (NNN)
Sale Price:	\$2,900,000
Lot Size:	1.73 Acres
Building Size:	14,873 SF

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LEASE INFORMATION

Lease Type:	NNN	Lease Term:	Negotiable
Total Space:	14,873 SF	Lease Rate:	\$25 SF/yr

AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
Available Space	Available	14,873 SF	NNN	\$25.00 SF/yr	-

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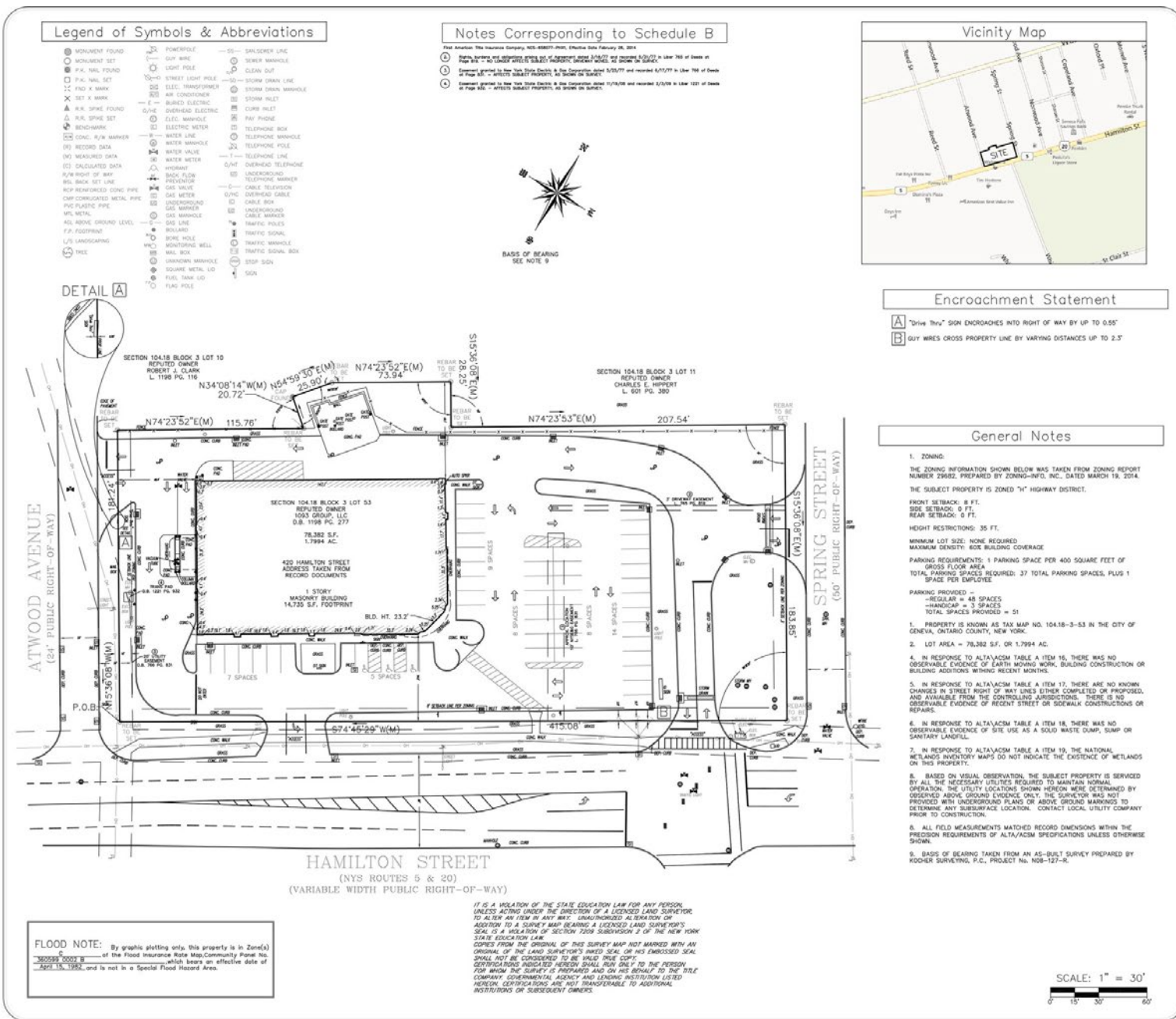
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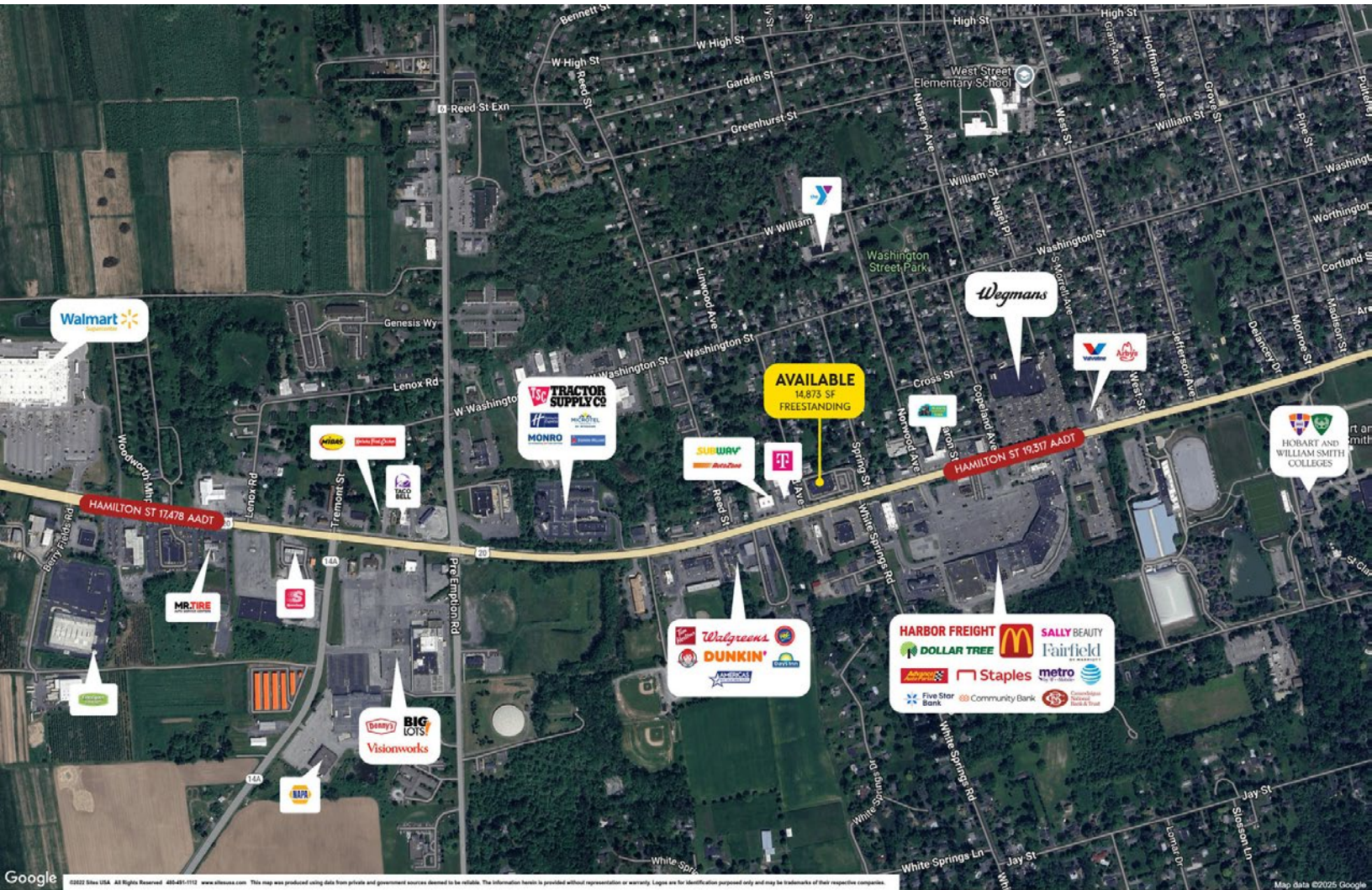


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DEMOGRAPHICS	1 MI	3 MI	5 MI	10 MIN
Population				
2025 Estimated Population	6,753	15,552	19,048	16,431
2030 Projected Population	6,803	15,458	18,968	16,342
2020 Census Population	7,107	15,961	19,564	16,861
2010 Census Population	7,276	16,350	20,032	17,254
2025 Median Age	34.2	36.7	38.3	37.2
Households				
2025 Estimated Households	2,565	6,404	7,919	6,800
2030 Projected Households	2,575	6,453	7,991	6,856
2020 Census Households	2,604	6,436	7,964	6,833
2010 Census Households	2,583	6,292	7,800	6,667
Race and Ethnicity				
2025 Estimated White	78.5%	75.9%	78.9%	76.7%
2025 Estimated Black or African American	8.0%	9.4%	8.0%	9.0%
2025 Estimated Asian or Pacific Islander	2.8%	2.0%	1.8%	2.0%
2025 Estimated American Indian or Native Alaskan	0.1%	0.2%	0.2%	0.2%
2025 Estimated Other Races	10.6%	12.5%	11.1%	12.1%
2025 Estimated Hispanic	10.8%	13.6%	12.1%	13.2%
Income				
2025 Estimated Average Household Income	\$96,250	\$96,198	\$99,218	\$96,049
2025 Estimated Median Household Income	\$84,057	\$75,686	\$76,932	\$75,432
2025 Estimated Per Capita Income	\$37,782	\$40,353	\$41,859	\$40,449
Education (Age 25+)				
2025 Estimated High School Graduate	30.7%	27.9%	29.0%	28.3%
2025 Estimated Some College	12.5%	14.8%	14.9%	14.9%
2025 Estimated Associates Degree Only	12.1%	11.4%	12.1%	11.5%
2025 Estimated Bachelors Degree Only	18.8%	19.2%	18.3%	18.9%
2025 Estimated Graduate Degree	17.7%	16.1%	15.8%	16.0%
2025 Estimated College Educated	61.1%	61.5%	61.1%	61.3%
Business				
2025 Estimated Total Businesses	195	653	727	646
2025 Estimated Total Employees	2,157	7,840	8,394	7,191
2025 Estimated Employee Population per Business	11.1	12.0	11.6	11.1
2025 Estimated Residential Population per Business	34.7	23.8	26.2	25.4

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