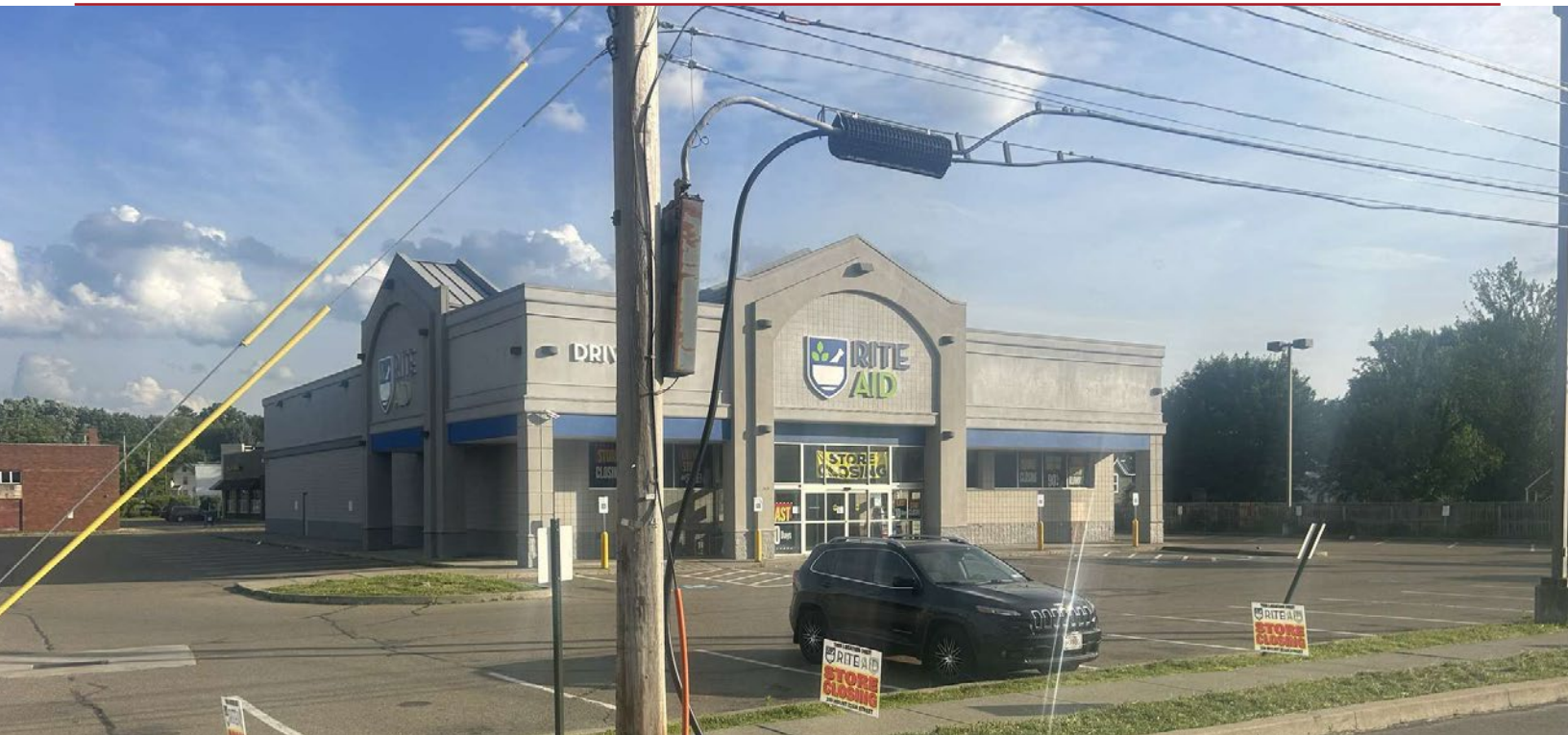


209 MT ZOAR STREET

209 Mt Zoar Street
Elmira, NY 14901



PROPERTY DESCRIPTION

Former freestanding pharmacy with a drive-thru available for lease. The building offers a large parking lot, multiple curb cuts, and a pylon sign for added visibility in addition to building signage. Located on a corner lot, this building is well located in downtown Elmira to accommodate a variety of retail or restaurant concepts.

LOCATION DESCRIPTION

The available former freestanding pharmacy is located in Downtown Elmira, in New York's Southern Tier region. Nearby retailers include WEIS Markets, Walgreens, ALDI, Dollar Tree, Dollar General, Pizza Hut, Advance Auto Parts, Firestone. Generators in the area include St Joseph's Hospital & AOMC Hospital (176 beds), Elmira College, and the LECOM Event Center, a 3,784 seat multi-purpose facility.

PROPERTY HIGHLIGHTS

- Corner lot
- Drive-thru
- Pylon Sign for added visibility
- Large parking lot

SPACES	LEASE RATE	SIZE (SF)
Available Space	Negotiable	10,945

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Building has a drive-thru



Overhead door for loading

Brian Donovan

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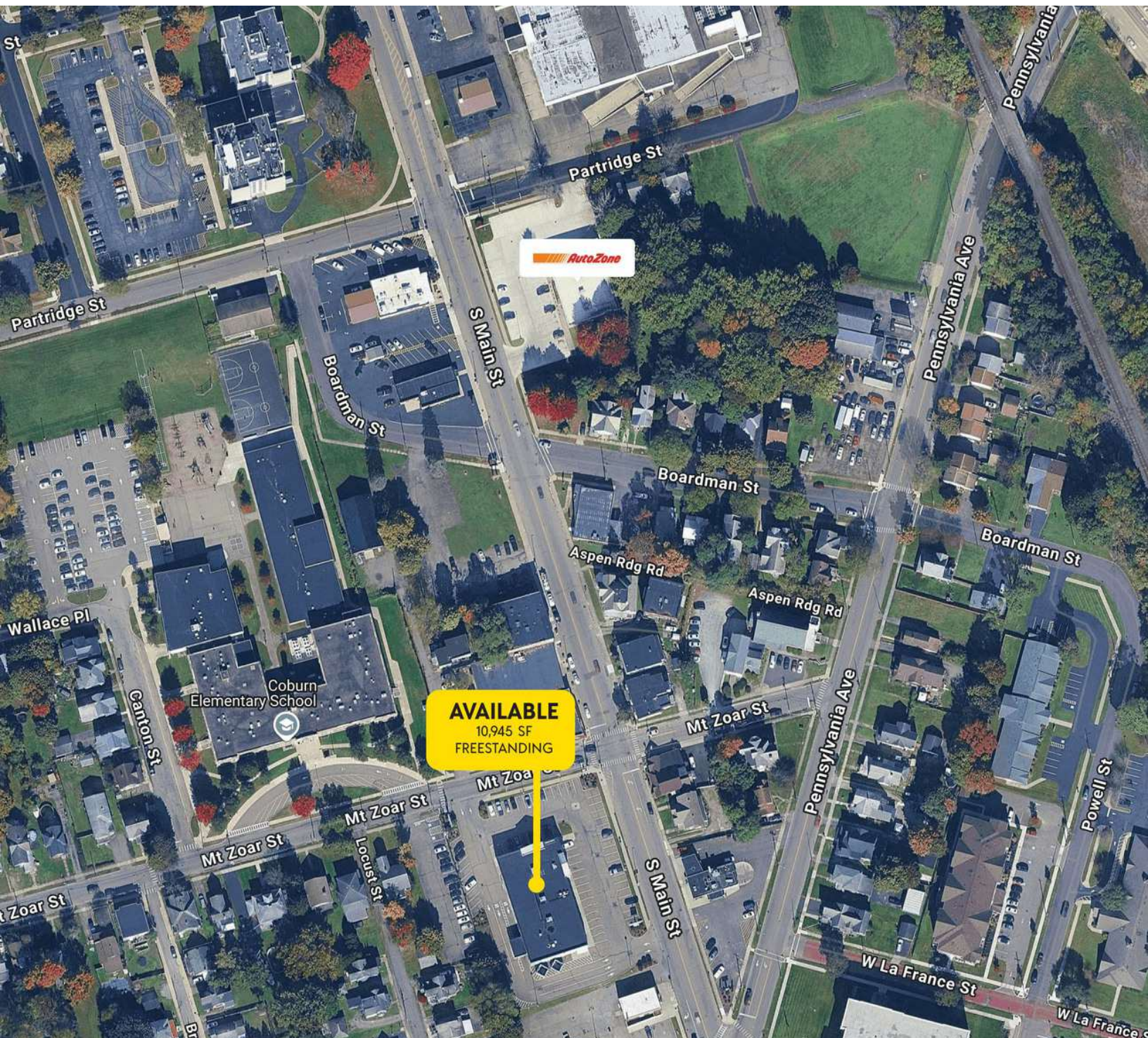


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DEMOGRAPHICS	3 MI	5 MI	7 MI	15 MIN
Population				
2025 Estimated Population	38,039	47,175	59,503	51,938
2030 Projected Population	36,677	45,479	57,274	49,939
2020 Census Population	39,205	48,755	61,691	53,707
2010 Census Population	42,895	52,898	65,958	57,246
2025 Median Age	38.6	39.5	40.7	39.9
Households				
2025 Estimated Households	15,946	20,164	25,544	22,459
2030 Projected Households	15,401	19,480	24,656	21,658
2020 Census Households	16,171	20,501	26,072	22,882
2010 Census Households	16,584	20,907	26,432	23,218
Race and Ethnicity				
2025 Estimated White	79.4%	81.8%	83.7%	82.9%
2025 Estimated Black or African American	11.8%	10.0%	8.3%	8.9%
2025 Estimated Asian or Pacific Islander	0.8%	0.9%	1.3%	1.3%
2025 Estimated American Indian or Native Alaskan	0.3%	0.3%	0.2%	0.3%
2025 Estimated Other Races	7.7%	7.1%	6.4%	6.7%
2025 Estimated Hispanic	5.1%	4.5%	4.1%	4.2%
Income				
2025 Estimated Average Household Income	\$76,002	\$80,463	\$83,191	\$79,959
2025 Estimated Median Household Income	\$58,143	\$60,127	\$62,670	\$60,067
2025 Estimated Per Capita Income	\$32,058	\$34,558	\$35,874	\$34,752
Education (Age 25+)				
2025 Estimated High School Graduate	35.0%	35.1%	34.8%	34.9%
2025 Estimated Some College	16.0%	17.1%	17.2%	17.1%
2025 Estimated Associates Degree Only	12.5%	12.6%	12.9%	13.1%
2025 Estimated Bachelors Degree Only	12.6%	13.3%	14.0%	13.5%
2025 Estimated Graduate Degree	11.2%	10.6%	10.8%	10.7%
2025 Estimated College Educated	52.3%	53.6%	54.9%	54.4%
Business				
2025 Estimated Total Businesses	1,039	1,311	1,824	1,694
2025 Estimated Total Employees	17,180	19,949	28,457	26,956
2025 Estimated Employee Population per Business	16.5	15.2	15.6	15.9
2025 Estimated Residential Population per Business	36.6	36.0	32.6	30.7

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