



PROPERTY SUMMARY

Offered for sale is a prime development parcel located at the signalized intersection of State Route 434 and Pennsylvania Avenue in Apalachin, NY. With 462 feet of frontage along Route 434 and 111 feet along Pennsylvania Avenue, this corner site provides outstanding visibility and easy access for retail or commercial use. The property benefits from steady traffic flow from Pennsylvania, Apalachin, and Owego, and all utilities are available on site, including electric, gas, public water, and public sewer. Situated within the Owego Economic Development Zone, this parcel offers an exceptional opportunity for developers and investors seeking a high-exposure site in a growing market.

PROPERTY HIGHLIGHTS

- Signalized corner location with 462' of Route 434 frontage and 111' on Pennsylvania Avenue
- Strong daily traffic counts drawing from Pennsylvania, Apalachin, and Owego
- All utilities available on site: electric, gas, public water, and public sewer
- Situated within the Owego Economic Development Zone, ideal for retail or commercial use



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For Sale

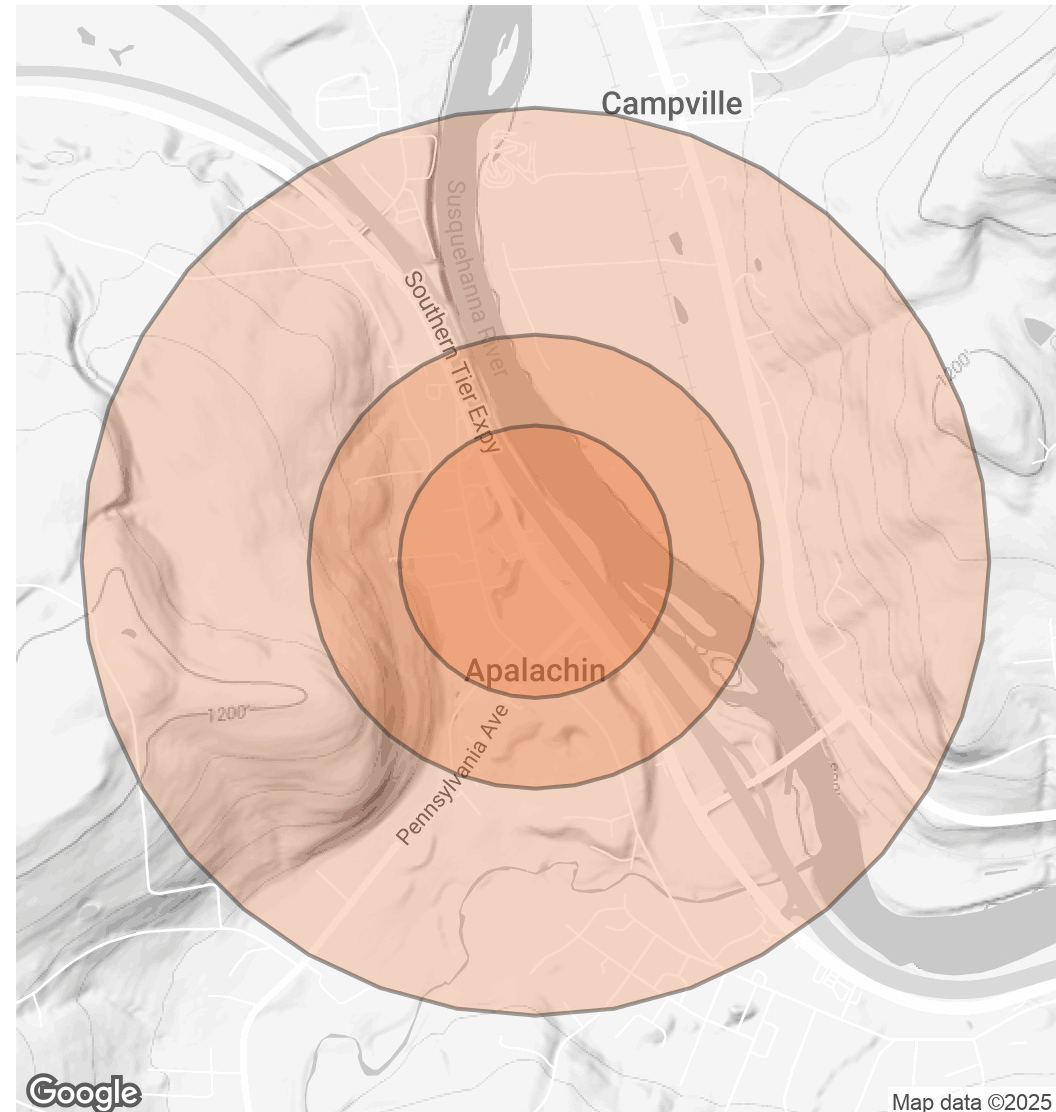
State Route 434

Apalachin, NY 13732

POPULATION	0.3 MILES	0.5 MILES	1 MILE
TOTAL POPULATION	183	482	1,293
AVERAGE AGE	45	45	45
AVERAGE AGE (MALE)	45	45	45
AVERAGE AGE (FEMALE)	46	46	46

HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
TOTAL HOUSEHOLDS	81	213	562
# OF PERSONS PER HH	2.3	2.3	2.3
AVERAGE HH INCOME	\$75,863	\$78,574	\$90,486
AVERAGE HOUSE VALUE	\$154,464	\$159,368	\$176,000

Demographics data derived from AlphaMap



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