



FOR SALE

0.6 ± ACRE DEVELOPMENT OPPORTUNITY | WELLSVILLE, NY

EXCLUSIVE CONTACTS

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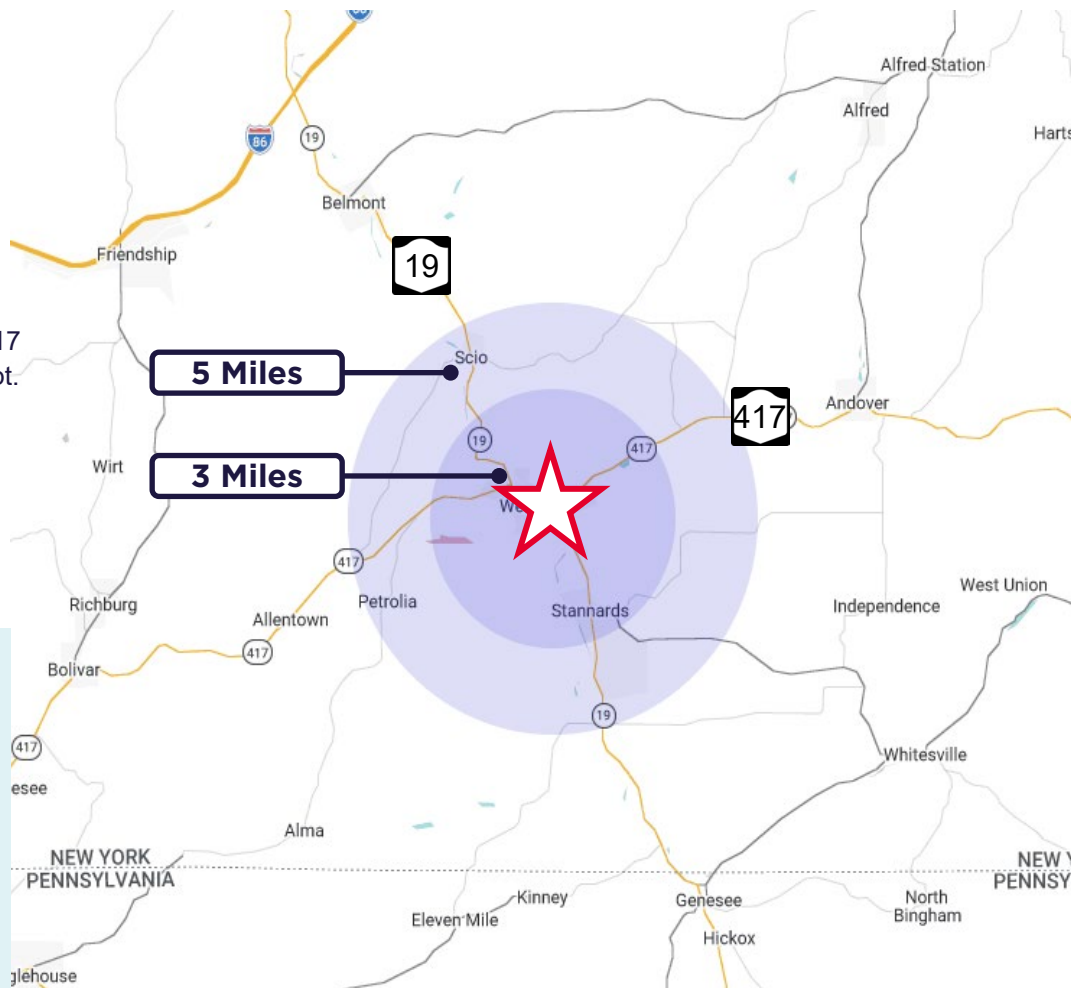
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DEVELOPMENT OPPORTUNITY

Property Highlights

- ±0.60-acre vacant commercial parcel, positioned along the village's primary commercial corridor.
- Gas and electric utilities supplied directly by the Village of Wellsville Department of Public Utilities.
- Well located development opportunity just on the Route 19 and Route 417 intersection, Ideally configured for a QSR, fast food, or drive-thru concept.
- Immediate neighbors include Taco Bell, Dunkin, Dollar General, and Microtel Inn and Suites by Wyndham, anchoring a dense retail node on South Main Street.
- Strong performing local retailers within the village like Walgreens, Giant Food Mart, Tops, Tractor Supply, Burger King, and more help draw a consistent flow of traffic.

Demographics	1 Mile	3 Miles	5 Miles
Population	889	5,912	8,252
Households	404	2,615	3,598
Median H.H. Income	\$56,485	\$61,227	\$60,790
Median Age	40.3	42.6	43.1
Source:	Sites USA		



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