

INTERSTATE 390 INTERCHANGE SITE — WAYLAND, NY

64539 NY-415

Wayland, NY 14572 · Steuben County · Parcel 109.06-01-001.300

A 3.20-acre commercial development site at the signature corner of NYS Route 415 and the Interstate 390 exit ramp — a rare, fully engineered interchange pad ready for a gas station / convenience store, a quick-service restaurant, and inline retail. Dual frontage on Route 415 and the I-390 ramp delivers exceptional visibility and direct highway access, with Commercial / Highway Commercial zoning that permits all three uses by right. Site plan and engineering are complete by Fagan Engineers.

\$695,000 SALE PRICE ·
FEE SIMPLE

3.20 AC 280,598 SF · C /
HC ZONING

I-390 EXIT-RAMP FRONTAGE &
VISIBILITY

01

Dual frontage — NY-415 & I-390
exit ramp

02

Gas, QSR & retail permitted
by right

03

Engineered site plan & utilities
in place

04

Limited competition
in the corridor

OFFERED FOR SALE

QSR & Gas Station Development Site

A 3.20-acre interchange pad engineered for a gas station / c-store with fuel canopy, a drive-thru QSR, or any other motorist-focused retail concepts.

\$695,000

SALE PRICE

LAND AREA

3.20 Acres

ZONING

C / HC

INTEREST

Fee Simple

THE OPPORTUNITY

A Proven Interchange Development Model.

A gas station / convenience store, quick-service restaurant, and retail mix at an interstate interchange is a proven commercial model, and this site is purpose-built for it. Fuel operators and QSR franchisees actively target interchange locations with these traffic characteristics, and the corridor has limited existing competition. Each use drives traffic to the others, so the combined development captures highway travelers, commuters, and local demand at once — the maximally productive use of the site's I-390 exposure.

01 Legally Permissible

Gas station / c-store, fast food, and general retail are all permitted uses under Commercial / Highway Commercial zoning — no variances or use permits anticipated.

02 Physically Ready

3.20 level-to-gently-sloping acres with room for three buildings, fuel infrastructure, parking, and stormwater. Water, sewer, gas, and electric available or planned.

03 Financially Feasible

Steady I-390 traffic, limited corridor competition, and the national shift to food-forward c-store formats support rents and cap rates that carry development cost.

04 Maximally Productive

A synergistic multi-tenant mix outperforms single-tenant retail, agricultural, or residential alternatives given the site's interstate exposure.

BEST USES

Gas station / c-store
Coffee & beverage

Quick-service restaurant
Inline retail

Drive-thru concepts
Truck & fleet fueling

Travel center
EV charging

SITE SUMMARY

SALE PRICE	\$695,000
LAND AREA	3.20 AC · 139,392 SF
ZONING	Commercial / Highway (C / HC)
INTEREST OFFERED	Fee Simple
TAX PARCEL	109.06-01-001.300
FRONTAGE	NY-415 & I-390 Ramp
TOPOGRAPHY	Level to Gently Sloping

PROPOSED PROGRAM

GAS STATION / C-STORE	Bldg + Fuel Canopy
FUEL PUMPS	Multi-Position Island
QSR / FAST FOOD	±2,100 SF · 60' × 42.4'
RETAIL BUILDING	4,200 SF · FFE 1,364.0'
TOTAL BUILDING AREA	6,300 SF
STORMWATER	On-Site Basin & Sewer
SITE ENGINEER	Fagan Engineers, PC

CONCEPT SITE PLAN

Multiple Pads, One Interchange.

Concept plan — The layout below is a preliminary concept prepared for illustration only. Building sizes, pad locations, circulation, and unit counts are conceptual and subject to Town of Wayland site plan review, final engineering, and tenant requirements. Preliminary print — not for construction. The 2,100 SF and 4,200 SF buildings are not part of the sale.

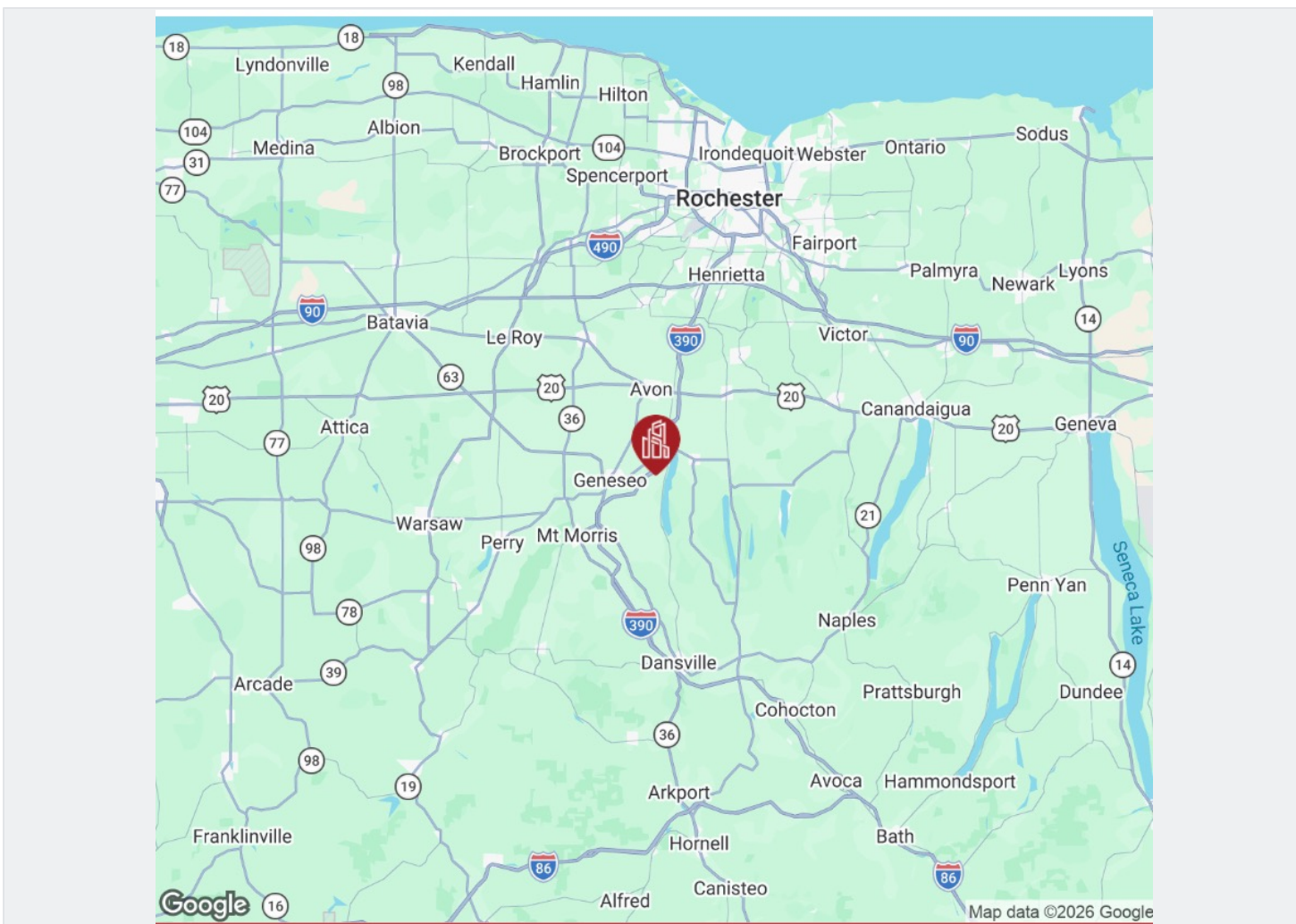


Concept Site Plan by Fagan Engineers & Land Surveyors, PC. Shows the proposed gas station building with multi-position fuel island and canopy, a proposed fast-food building (60' x 80' pad), surface parking, storm basin, and access from NYS Route 415 with secondary circulation toward the I-390 exit ramp. Not to scale.

LOCATION & MARKET

On the I-390 corridor.

Interstate 390 is the region's primary north-south corridor, connecting Rochester roughly 55 miles north to I-86 / Route 17 in the south. Route 415 is a high-traffic state highway running Cohocton to Wayland, and the village center sits about a half-mile north of the site. Interstate access is the defining advantage here — the site captures highway travelers, commuters, and regional traffic at the ramp.


\$74,688

MEDIAN HH INCOME WAYLAND

36.5

MEDIAN AGE WAYLAND

~6,000

POPULATION 5-MILE TRADE AREA

~35,000

POPULATION 15-MILE TRADE AREA

Traffic: I-390 12,988 AADT and NY-21 & 15 / Route 415 5,993 AADT at the site. Steuben County population approximately 95,000; county seat of Bath approximately 20 miles south; Rochester approximately 55 miles north. Demographic and traffic figures are estimates drawn from the Broker's Opinion of Value dated April 6, 2026, and public sources; buyer to verify independently. Information is believed reliable but is not guaranteed, and is offered subject to change or withdrawal without notice.