

PAD SITES & NEW COMMERCIAL SPACE

For Lease | 2971 New York 426 | Findley Lake, NY 14736



OFFERING SUMMARY

Lease Rate:	\$22.00/SF/YR - NNN Gray Shell Space
Land Lease:	\$75,000/AC/YR - NNN
Lot Size:	17± Acres
Zoning:	B-2
Utilities:	High-Yield Well Septic / Sewer (±2027)
County:	Chautauqua County
Municipality:	Town Of Mina
Tax ID:	065200-342.00-1-81
Drone Footage:	https://youtu.be/kX_dYnYniel



PROPERTY HIGHLIGHTS

- 17± Acre Highway Development Site Along I-86 & NY-426
- Immediately Off I-86 At Exit 4 (Findley Lake) The First Exit In New York State Just 1.3 Miles (3 Minutes) To The PA State Line
- 7,800 Average Daily Traffic Along I-86 (PennDOT 2024 Count Year)
- 6 EV Charging Stations & Organic Blooms Cannabis Dispensary On-Site Proposed Brewery Development
- On The Chautauqua County Snowmobile Trail With 200+ Miles Of Trails
- Less Than 1 Mile (3 Minutes) From Findley Lake & The New 150,000± SF \$41.4 Million Maplevale Farms Food Distribution Facility With 230+ Employees
- Just 5.8 Miles (10 Minutes) From Peek’N Peak Ski & Golf Resort & Spa
- Just 20 Miles (30 Minutes) From Erie, PA, 29 Miles (30 Minutes) From Jamestown, NY & Less Than 2 Hour-Drive To Buffalo, NY & Cleveland, OH
- Existing High-Yield Well With 50 Gallon/Minute Flow Rate
- Private Septic - Public Sewer Anticipated To Be Available Fall 2027
- Zoned B2 Commercial Business - Zoning Permits Gas Stations, Retail, Restaurant/ Fast Food, Brew Pub, Bank, Bar, Mobile Home Sales, Car Wash & More
- 5,000 To 20,000± SF Proposed Commercial Space Offered At \$22.00/SF/YR – NNN To Be Delivered As Gray Shell Space
- Development Sites Available For Lease At \$75,000/AC/YR– NNN

FOR MORE INFORMATION PLEASE CONTACT

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View From NY-426



EV Charging Stations On-Site



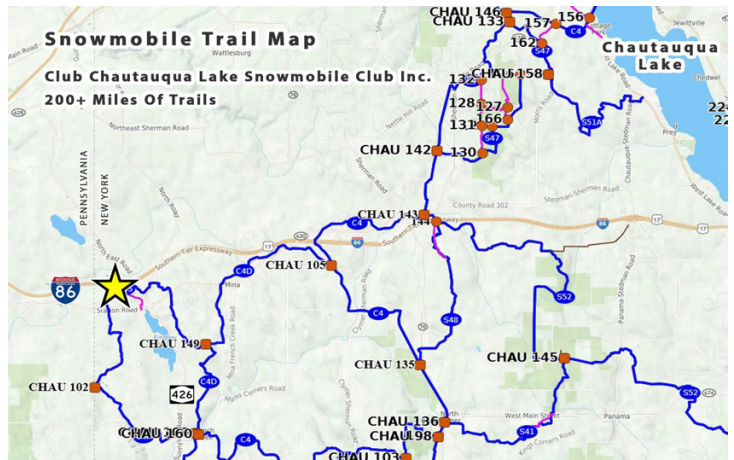
Organic Blooms Dispensary On-Site
Example Of Proposed Retail/Commercial Building



Proposed Retail/Commercial Site



Proposed Retail Or Land Lease Area - Gas Station & Car Wash Permitted



Snowmobile Trail Runs Along Site Connecting To 200+ Miles Of Trails

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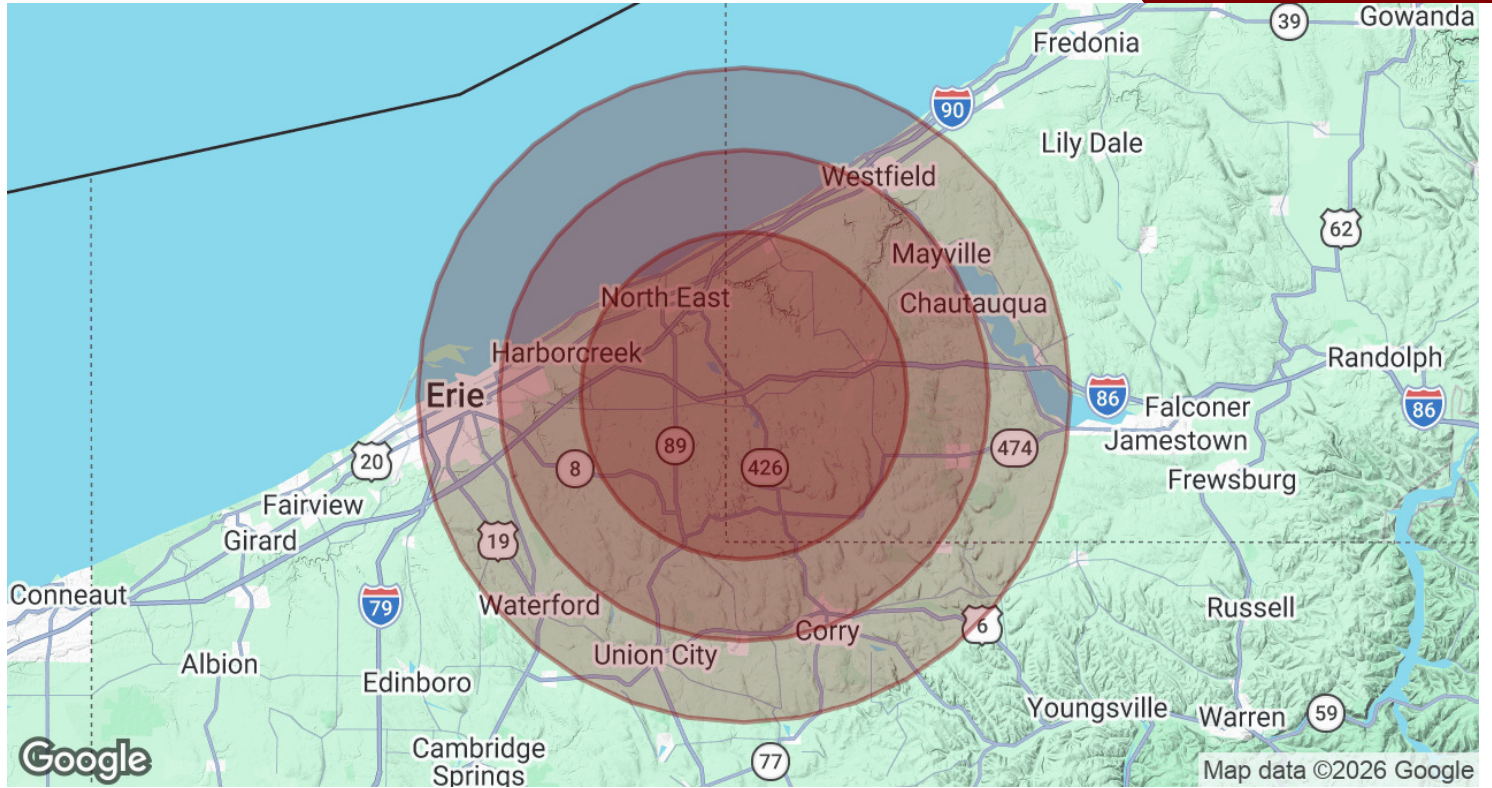
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POPULATION	10 MILES	15 MILES	20 MILES
Total Population	23,313	74,437	212,264
Average Age	41.0	42.0	40.6
Average Age (Male)	41.5	41.1	39.0
Average Age (Female)	40.4	42.8	41.8
HOUSEHOLDS & INCOME	10 MILES	15 MILES	20 MILES
Total Households	8,935	29,195	87,827
# Of Persons Per HH	2.6	2.5	2.4
Average HH Income	\$89,612	\$86,641	\$74,404
Average House Value	\$188,720	\$181,918	\$164,953

2023 American Community Survey (ACS)

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SECTION 406: COMMERCIAL BUSINESS (B2) DISTRICT

A. Purpose - The purpose of the B2 Commercial District is to promote retail and service uses for the use of Town of Mina residents and visitors. At the same time, a major goal is to protect and enhance the community by encouraging aesthetically appealing businesses with safe ingress and egress and prohibiting chaotic strip development. These zoning districts recognize the need for separate areas for industrial development, and until the necessary infrastructure to support substantial development is established, any such request for industrial development, shall be brought before the permitting body, in the form of a Special Use Permit request.

B. Uses Requiring No Permit (Requires Compliance with Law)

Agriculture
Agriculture, Limited
Artisan Store/Workshop
Auction Business
Auto sales / Used Car Lot - Sec 642
Drug Store
Farmers Market
Feed and Seed Shop
Fences / Walls - (less than 4 ft.in height) - Sec 615
Forestry / Lumbering / Logging / Reforestation
Furniture / Home Furnishings
Gas Station - Sec 645
Gasoline / Volatile Fuel Tank - Sec 628 & Sec 650
General Agricultural Business
Grocery Store / Minimart / Convenience Store
Hardware / Glass / Paint Store / Rental Store
Health Care Facility
Health Club
Heavy Vehicle Parking - Sec 621
Horticulture, Private
Household Sale - Sec 607
Large Box Retail / Outlet Mall - Sec 605
Liquor Store
Marina / Tackle Shop

Mobile Home / Trailer Sales
Monument Sales
Municipal Office
Outdoor Storage - Recreational Vehicle - Sec 632
Parking - Commercial Lot - Sec 612
Parking - Private - Sec 612
Pond - Sec 610
Rental Store
Retail Business, General
Roadside Stand - General - Sec 608
Roadside Stand - Limited - Sec 608
Temporary Dwelling Unit (Recreational Vehicle) - S.625
Topsoil, Removal - Sec 630
Trash - Private Property - Sec 635
Video Rental Store
Winery
Winery – Boutique
Winery – Small

C. Uses by Right (Permit Required)

Accessory Building
Ambulance Service
Animal Hospital / Veterinary Clinic
Animal Shelter
Apartment Above Commercial Storefront
Arcade
Arts / Civic / Community / Convention Center
Barber / Beauty Shop / Tanning Salon
Bed and Breakfast - Sec 638
Brew Pub / Micro-brewery
Car Wash
Church, Storefront
Daycare Limited (Less than 5 individuals)- Sec 631
Demolition
Dwelling Unit - Single family - Detached (Conventional, Prefab, Modular)
Financial Institution
Fire Hall / Fire Station
Funeral Home
Garage

General Service Shop
Health Care Facility
Heating Fuel Tank
Home Occupation - General - Sec 606
Kennel Business - Sec 636
Large Group Gathering
Laundromat / Dry Cleaning Shop
Mobile Home Dwelling - Detached (Double Wide) - Sec 623
Nursery/Greenhouse
Open Porch / Deck
Post Office (Public or Private)
Printing and Related Business
Professional / Office Building
Public Park / Playground
Public Utilities
Public Utilities, Quasi
Radio / TV Broadcasting Station
Recreational Camp (Public/Private)
Restaurant / Fast Food Restaurant - Sec 641
Self Storage – Sec 613
Short-Term Rentals – Sec 655
Signs - Sec 614
Stadium / Ice Rink / Skateboard Park
Storage Structure (150 sq. ft. or less) - Sec 633
Swimming Pool - Sec 646
Theater
TV Dish Antenna (Less than 4' diameter) - Sec 616
Vehicle Repair Shop / Towing Service - Sec 644
Vendor, Temporary
Water Tower

D. Uses by Special Permit (Hearing Required)

Accessory/Efficiency Apartment / Residential Conversion
Adult Entertainment – Sec 652
Agricultural Processor
Amusement Park / Theme Park / Zoo
Animal Cemetery
Bar
Building Contractor

Cabins – Commercial
Campground - Commercial - Sec 627
Cannabis Adult-Use Retail Dispensary
Carnival / Circus – Temporary
Cemetery / Mausoleum
Church / Rectory
Cluster Residential Development - Sec 602
Commercial Distribution Center
Commercial Recreation
Commercial Storage
Commercial Warehouse
Cooperative
Cultivator
Daycare Center (5 or more individuals) - Sec 631
Delivery
Distributor
Drive-in Business - Sec 609
Farm, Animal - Sec 649
Fences / Walls - (4 ft. in height and greater) - Sec 615
Fraternal Organization / Lodge / Civic Club / Union
Fuel Storage / Distribution - Sec 650
Game Farm / Hatchery
Gas Compressor
General Industry
General Wholesale
Golf Course (Public / Private)
Gravel Pit / Quarry / Sand Pit - Sec 618
Historical Society
Hotel / Motel
Library
Load/Unload Facility - Sec 613
Massage Establishment
Microbusiness
Mobile Home Dwelling - Detached (Single Wide) - Sec 623
Multiple Dwellings (3 - 5 Units) - Attached - Sec 604
Multiple Dwellings (6+ Units) - Attached - Sec 604
Museum
Nursery
Nursing Home / Convalescent Home

Pole Building / Pole Structure
Rifle / Skeet / Gun / Archery Range
Sawmill
School / College - Public / Private
Senior Housing (3+ Units)
Ski Area
Short Term Rental – Sec 655
Solar Structure - Sec 617
Swimming Pool (Public) - Sec 646
Temporary Dwelling Unit (Mobile Home) - Sec 626
Tennis court – Private
Tennis court – Public
Toxic Waste Storage - Sec 650
Truck Terminal / Truck Plaza
TV / Radio Tower - Commercial - Sec 647
TV Dish Antenna (Over 4' diameter) - Sec 616
Wildlife Habitat / Preserve
Wind Energy Conversion System - Sec 653
Winery – Large
Winery – Medium
Wood-Burning/Coal-Burning Furnaces – Outdoor

E. Area Standards: See the following sections: Substandard Sized Lots, Established Front Yards, and Municipal/County Utility Systems. Note that State Health Laws may require more area than specified below.

1. Single family dwellings. (Excluding structures which house or are intended to house more than one family unit) shall meet the following standards:

Minimum lot size (square feet)	20,000
Minimum lot width (feet)	120
Maximum lot coverage (% of lot Area)	35%
Minimum setback (measured from edge of road)	50
Minimum rear yard (feet)	40
Minimum side yard (feet)	20
Maximum stories	2 ½
Maximum height (feet)	30
Minimum floor space	750

2. Duplex dwellings or apartments shall meet the following standards:

Minimum lot size per unit (Square feet)	12,000
Minimum lot width (feet)	130

Maximum lot coverage (% of lot area)	40%
Minimum front yard (measured from edge of road)	50
Minimum rear Yard (feet)	45
Minimum side yard (feet)	20
Maximum stories	2 ½
Maximum height (feet)	30
Minimum floor space (each unit)	600

3. All other uses shall meet the following standards:

Minimum lot size (Square Feet)	20,000
Minimum lot width (feet)	120
Maximum lot coverage (% of lot area)	60
Minimum front yard (measured from edge of road)	50
Minimum rear yard (feet)	20
Minimum side yard (feet)	10
Maximum stories	2 ½
Maximum height (feet)	30

Note: Refer to Article V and VI for other requirements.