

423 SOUTH PETERBORO STREET

423 South Peterboro Street
Canastota, NY 13032



PROPERTY DESCRIPTION

Former Walgreens available for lease. Ideal location for automotive parts stores, discount retailers, or medical office concepts. Space is located on a corner lot with visibility from both directions.

LOCATION DESCRIPTION

Canastota is located next to the I-90 Interstate Highway and is home to the International Boxing Hall of Fame. The available building is located at Main & Main in Canastota, kitty-corner from a Tops-anchored shopping center that include Subway, a local pizza shop, local Physical Therapy practitioner, and a local smoke shop. Additional retailers in the trade area include ALDI, Napa, M&T Bank, Do it Best Hardware, and Dollar General.

PROPERTY HIGHLIGHTS

- 14673 SF building
- NNN Lease
- Drive-thru
- Overhead door at grade for loading
- Pylon and building signage
- Large parking field

SPACES	LEASE RATE	SIZE (SF)
For Lease	Negotiable	14,673



Brian Donovan
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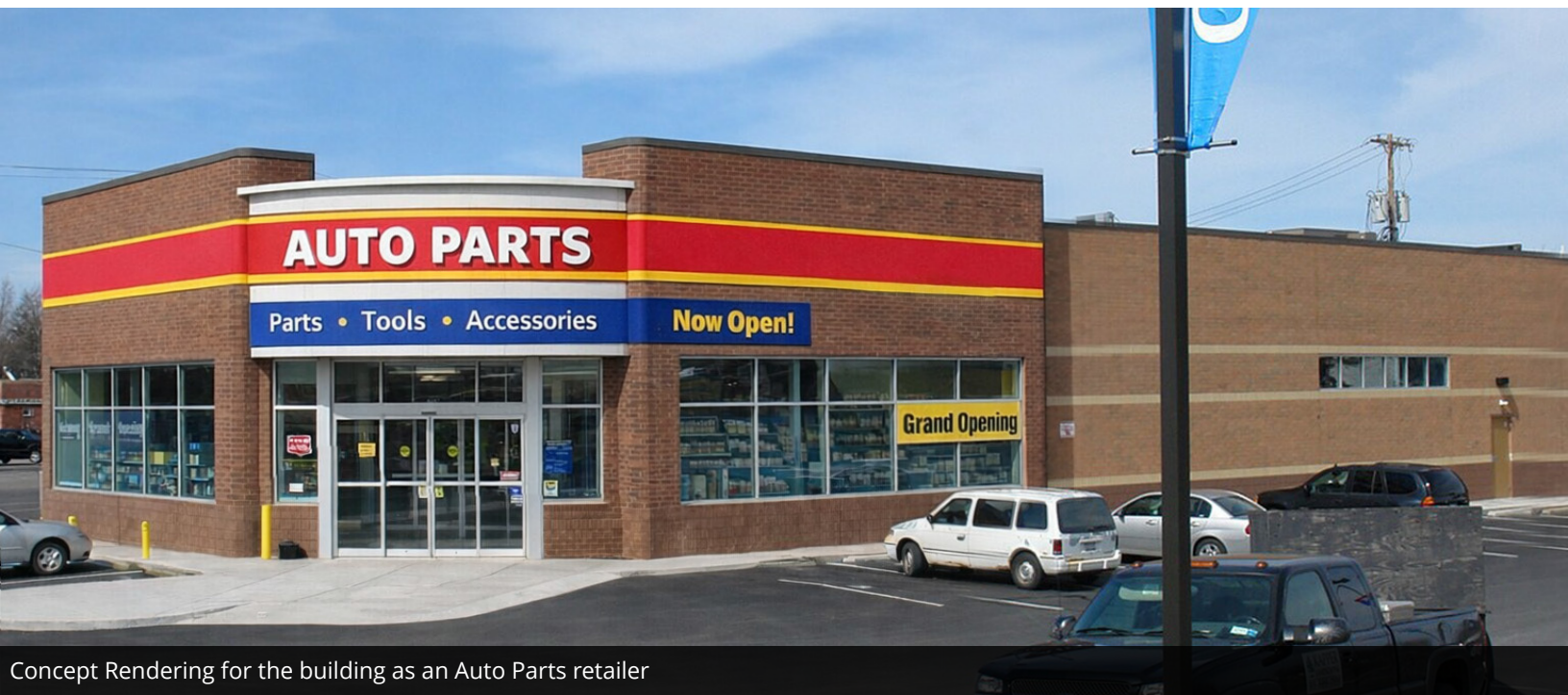


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Concept Rendering for the building as an Urgent Care



Concept Rendering for the building as an Auto Parts retailer



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DEMOGRAPHICS	3 MI	5 MI	7 MI	15 MIN
Population				
2025 Estimated Population	7,578	12,714	28,235	28,385
2030 Projected Population	7,325	12,330	27,332	27,476
2020 Census Population	8,068	13,406	29,720	29,690
2010 Census Population	8,421	14,243	31,685	31,473
2025 Median Age	41.9	43.7	43.5	43.1
Households				
2025 Estimated Households	3,222	5,435	12,212	12,275
2030 Projected Households	3,153	5,331	11,961	12,019
2020 Census Households	3,332	5,574	12,454	12,470
2010 Census Households	3,381	5,718	12,813	12,739
Race and Ethnicity				
2025 Estimated White	93.5%	93.6%	93.7%	93.6%
2025 Estimated Black or African American	2.4%	2.1%	2.0%	2.0%
2025 Estimated Asian or Pacific Islander	0.6%	0.8%	0.8%	0.8%
2025 Estimated American Indian or Native Alaskan	0.4%	0.4%	0.4%	0.4%
2025 Estimated Other Races	3.1%	3.1%	3.2%	3.2%
2025 Estimated Hispanic	2.1%	2.1%	2.2%	2.3%
Income				
2025 Estimated Average Household Income	\$91,742	\$96,098	\$94,871	\$94,975
2025 Estimated Median Household Income	\$74,758	\$74,121	\$72,981	\$72,805
2025 Estimated Per Capita Income	\$39,084	\$41,192	\$41,127	\$41,161
Education (Age 25+)				
2025 Estimated High School Graduate	33.6%	33.3%	34.6%	34.7%
2025 Estimated Some College	16.5%	16.1%	17.0%	17.1%
2025 Estimated Associates Degree Only	18.7%	17.3%	15.3%	14.8%
2025 Estimated Bachelors Degree Only	13.7%	14.8%	14.4%	14.7%
2025 Estimated Graduate Degree	10.3%	11.4%	10.8%	11.0%
2025 Estimated Bachelors Degree Only	59.2%	59.6%	57.5%	57.6%
Business				
2025 Estimated Total Businesses	228	390	861	847
2025 Estimated Total Employees	3,417	6,809	13,178	12,907
2025 Estimated Employee Population per Business	15.0	17.5	15.3	15.2
2025 Estimated Residential Population per Business	33.2	32.6	32.8	33.5



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