

FOR LEASE

3300 Chambers Road
Horseheads, New York 14845



132,955± SF Anchor Store

Property Highlights

- In bustling regional retail area
- Adjacent with easy access from Route 86
- Part of Arnot Mall, anchored by Burlington, JCPenney, and Planet Fitness
- Close to Corning, Elmira and Horseheads
- Building for sale subject to a long-term land lease

Traffic Counts

Chambers Road	18,942 AADT
Southern Tier Expressway	37,902 AADT

Source: NYS DOT 2019

Demographic	3 Mile	5 Miles	10 Miles
Population	13,608	33,290	93,765
Households	5,680	13,642	38,812
Average H.H. Income	\$90,869	\$79,486	\$73,709
Daytime Employees	742	1,477	3,442

Source: ESRI Business Analyst 2021



Arnot Mall Anchor Space

Contact

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