

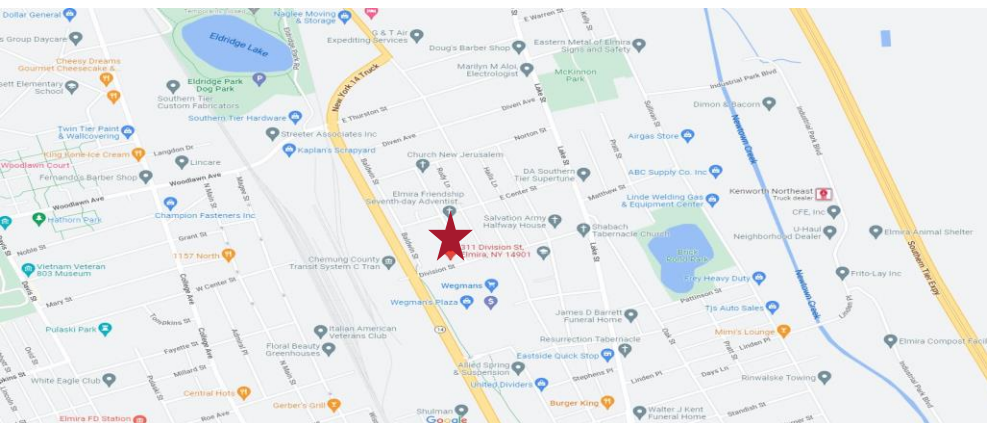
Prime Development Opportunity

PROPERTY HIGHLIGHTS

- Neighboring Wegman's Plaza in Elmira, NY.
- Located across from north entrance to the plaza.
- Level, +/- .64 Ac. corner lot with all public utilities.
- Zoning - RB - 1 to 2 Family.

LOCATION HIGHLIGHTS

- Just off Clemens Center Parkway (NYS Rt. 14).



For more information, contact:

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FOR SALE
311 & 313 Division St. & 1207 Lackawanna Ave.
 Elmira, NY



Traffic Counts

Clemens Center Parkway/NYS Route 14 10,951 AADT

Source NYS Traffic Data Viewer

Demographic	1 Mile	3 Miles	5 Miles
Population	7,445	40,055	54,111
Households	3,017	17,173	23,223
Average Income	\$56,982	\$67,884	\$72,464
Source	ESRI 2022		

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