


FOR SALE OR LEASE

132,955± SF ANCHOR STORE

Property Highlights

- In bustling regional retail area
- Adjacent to I-86 with easy access
- Part of Arnot Mall, anchored by JCPenney, Planet Fitness, and Regal Arnot Mall theatres
- Close to Corning, Elmira and Horseheads
- Building for lease or sale subject to a long-term land lease
- End cap of center with plenty of parking
- Large regional draw, from up to 25 miles away
- Four (4) dock level doors and two (2) drive-in doors

Demographic	5 Miles	10 Miles	25 Miles
Population	34,097	86,663	195,515
Households	14,826	38,420	85,564
Average H.H. Income	\$92,773	\$87,705	\$89,367
Daytime Employees	19,209	41,589	106,142

Source: ESRI Business Analyst 2025

Traffic Counts

Chambers Road	15,360 AADT
I-86	27,231 AADT

Source: NYS DOT 2024

EXCLUSIVE CONTACT

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**CUSHMAN &
WAKEFIELD**



**Pyramid Brokerage
Company**

**3300 Chambers Road
Horseheads, New York 14845**



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AMERICAN EAGLE



DAVID'S BRIDAL



Finish Line

Firestone



Fix-It Fast



HOT TOPIC

JCPenney

Lids



Modern Nails And Beauty Spa



Pagoda



People's Little Brunches



REGAL



Ruby Tuesday

SHOE DEPT. ENCORE

Smash Therapy



Super China

T-Mobile



TALBOTS



TK Storage



Wireless City



ZALES



**ARNOT MALL
Co-Retailers**

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