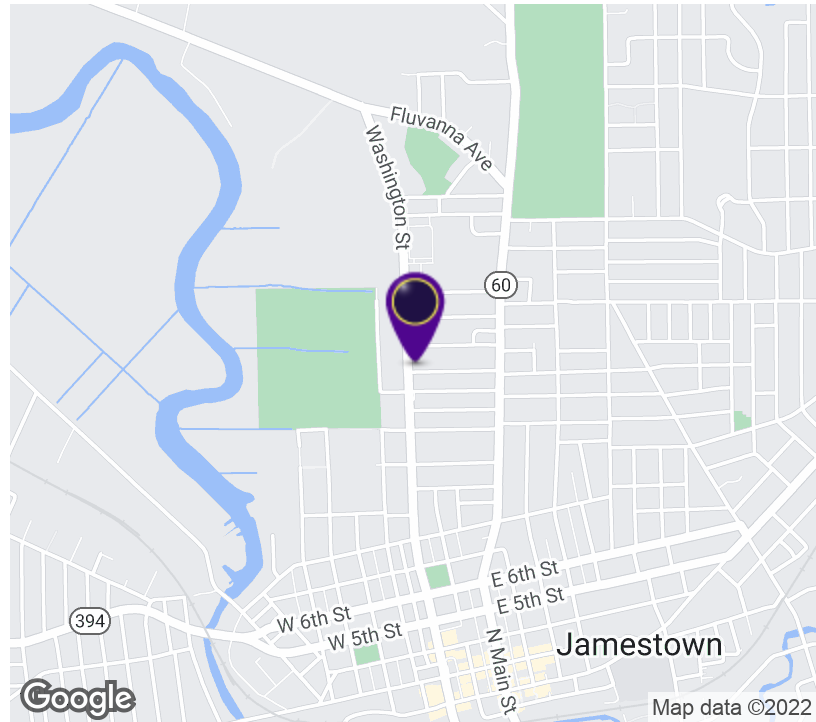


# Vacant Land

1410 Washington Street, Jamestown, NY 14701



## OFFERING SUMMARY

Sale Price: Call for Details

Lease Rate: Call for Details

Lot Size: 0.63 Acres

Zoning: Commercial

## PROPERTY OVERVIEW

Vacant Lot situated on a 185' x 160' paved lot. Corner location with ample frontage on Washington Street. All tanks were removed in 2019 and environmental cleaned up. Property is also available for lease. Very open to reasonable offers

## LOCATION OVERVIEW

Located in Jamestown, NY. Nearby businesses include a Dollar General, Car Dealership, Tops Plaza, Fifties Grill and Dairy Queen, Kia of Jamestown, Girton's Flowers and Gifts, and Cricket Wireless.

## PROPERTY HIGHLIGHTS

- Excellent Location & High Visibility
- Priced To Sell
- Corner Lot
- Plenty of Parking
- Ample Frontage on Washington Street

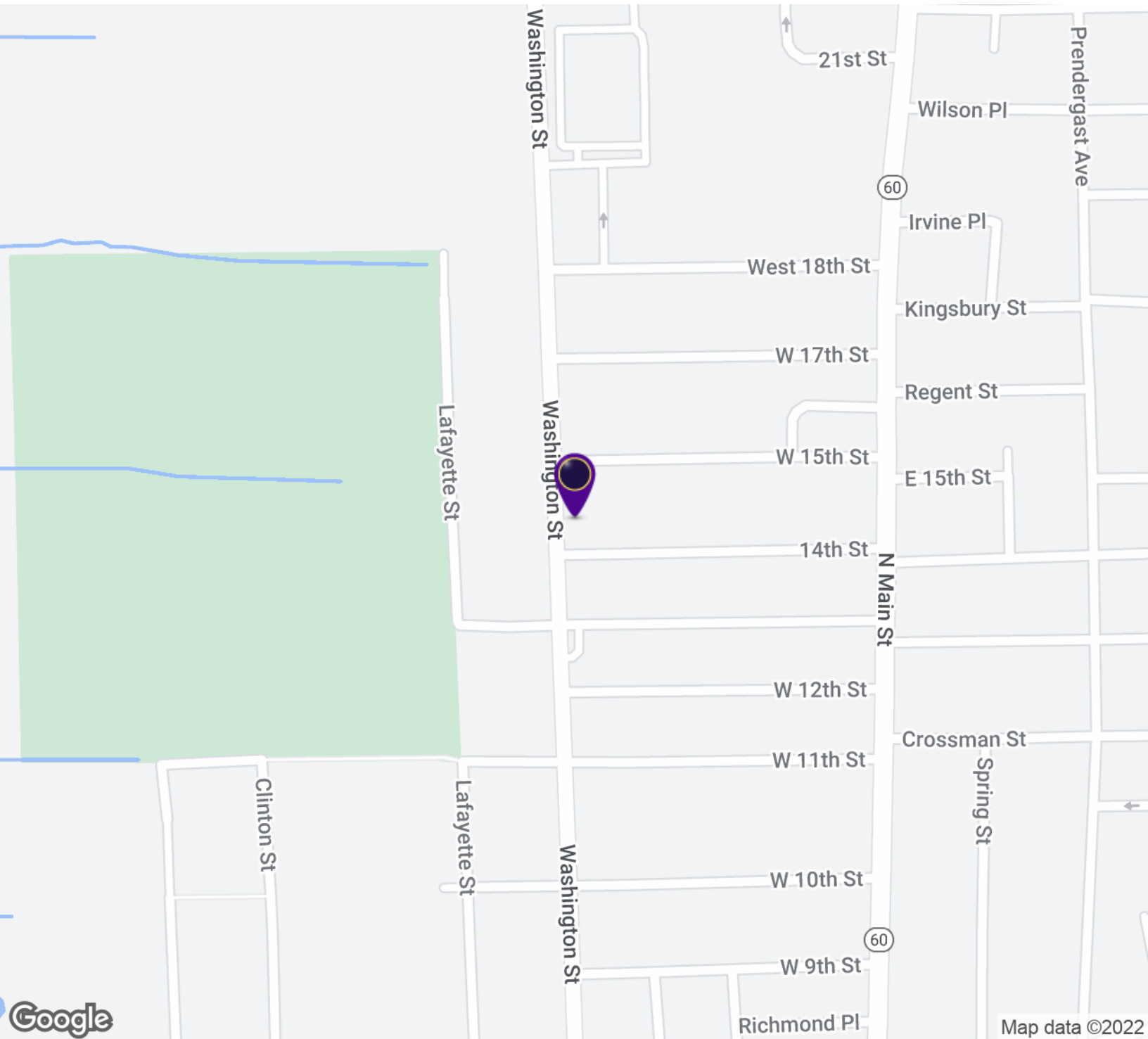


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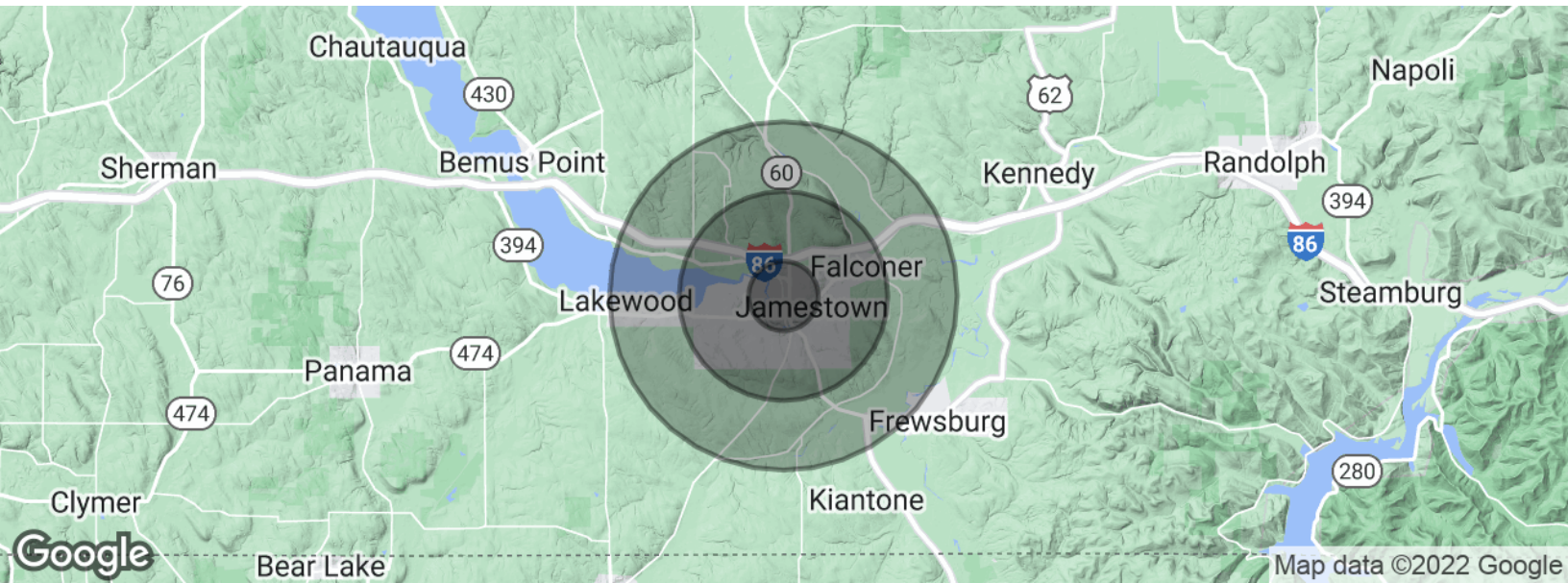
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POPULATION	1 MILE	3 MILES	5 MILES
Total population	9,755	46,544	57,423
Median age	37.0	37.3	38.6
Median age (Male)	37.8	36.6	37.7
Median age (Female)	36.0	37.7	39.2
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	4,361	20,064	24,695
# of persons per HH	2.2	2.3	2.3
Average HH income	\$37,832	\$43,888	\$46,109
Average house value	\$74,938	\$76,181	\$80,519

\* Demographic data derived from 2010 US Census



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