

HIGHLY VISIBLE OFFICE


4,220± SF Professional Office

Property Highlights

- Two-story freestanding office building situated on 1.04± acres
- Layout consists of 11 individual offices (3 on ground floor, 8 on second floor)
- Building can be leased as a whole or as individual offices, which range from 150-325± SF
- Rate for entire building is \$9/SF, or per room rate of \$450-725 per month
- Excellent access and visibility to Route 81
- Ample parking
- Located in the retail corridor near Circle K, Kinney Drugs, Burger King and NBT Bank

Demographic	3 Miles	5 Miles	10 Miles
Population	3,500	5,545	19,307
Households	1,418	2,205	7,632
Average Income	\$102,889	\$100,015	\$93,504
Daytime Employees	1,105	1,400	4,183

Source: ESRI Business Analyst 2020

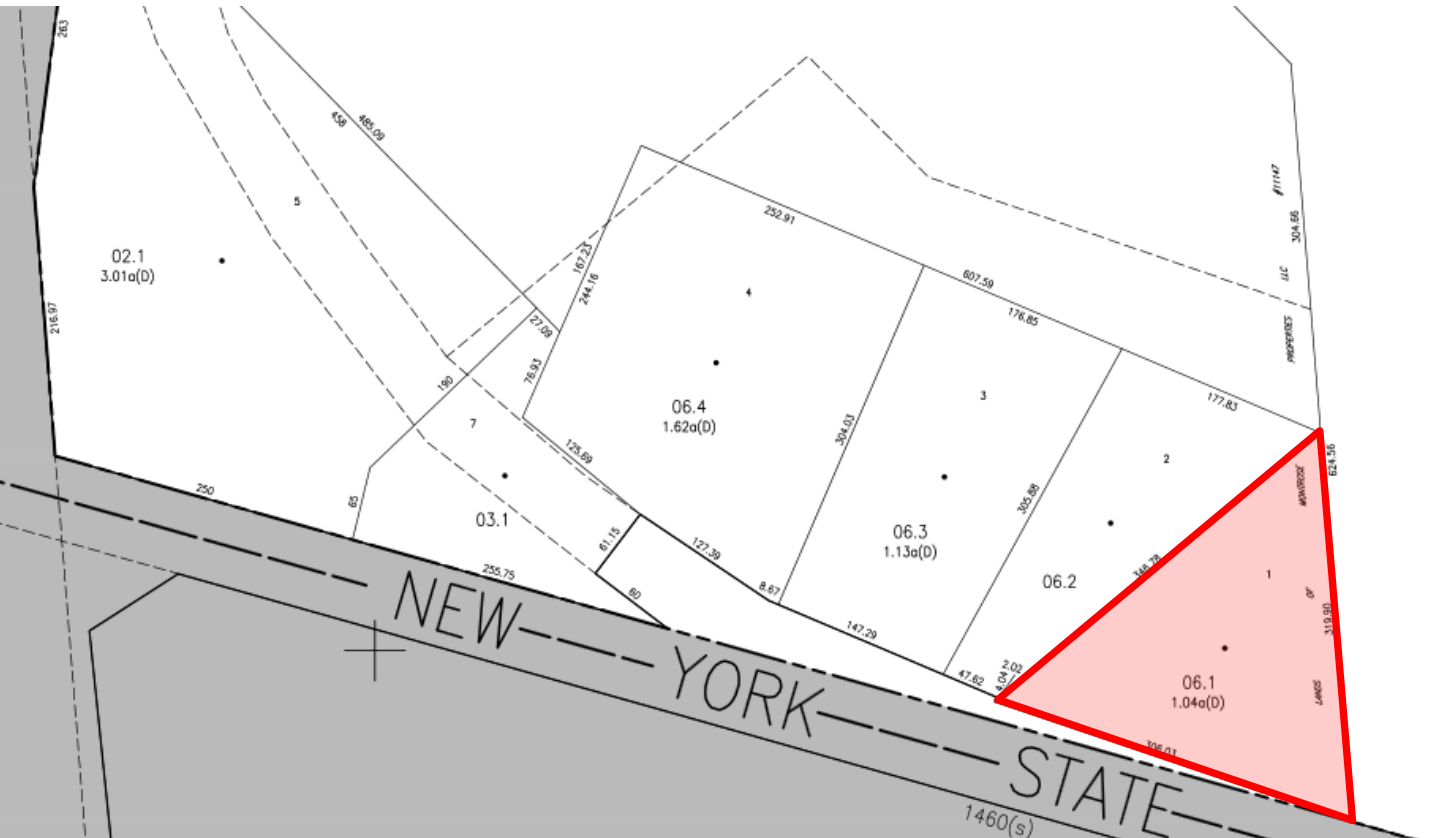
Traffic Counts	
I-81	33,576 AADT
Exit Ramp of I-81 (SB)	2,087 AADT
Route 80, East of Rt. 11A	5,475 AADT
Route 80, West of Rt. 11A	2,187 AADT

Source: NYS DOT 2019

For more information, please contact:

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Pyramid Brokerage
Company

FOR SALE OR LEASE

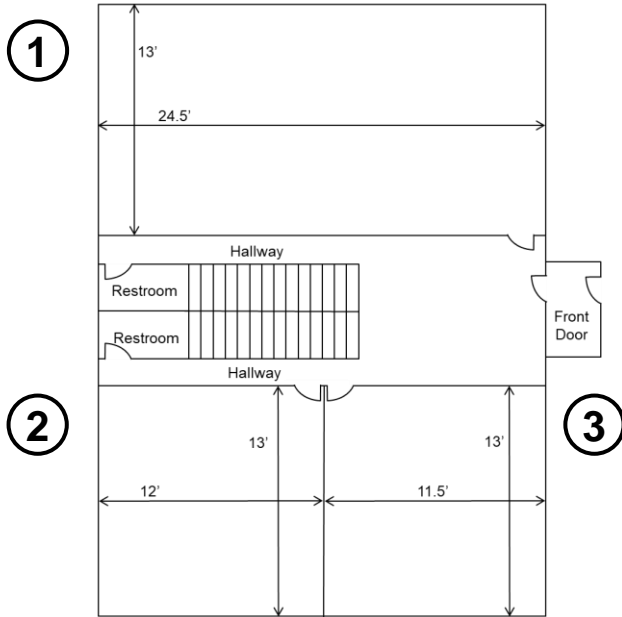
5791 Route 80

Tully, New York 13159

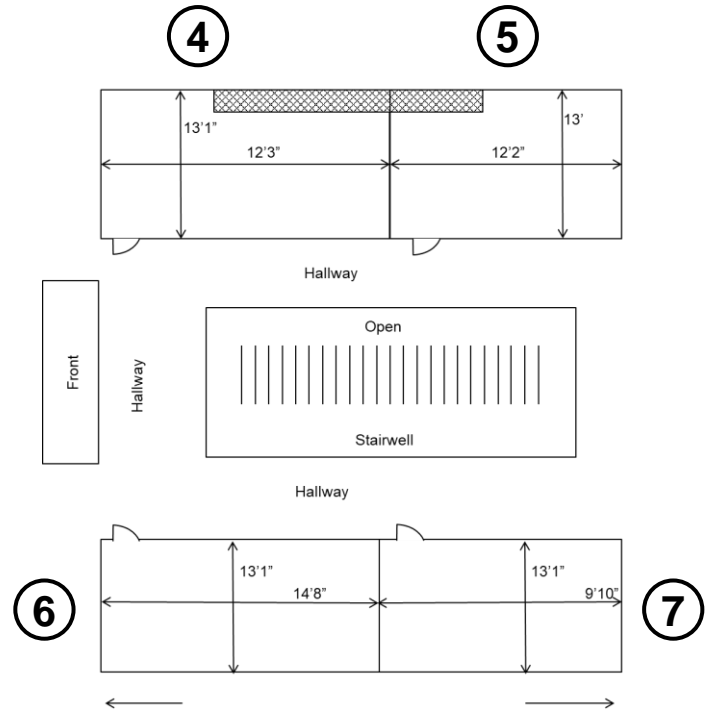


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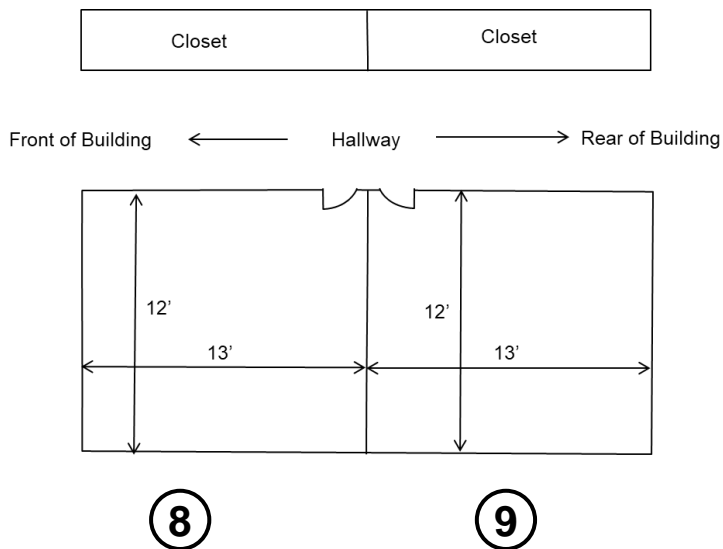
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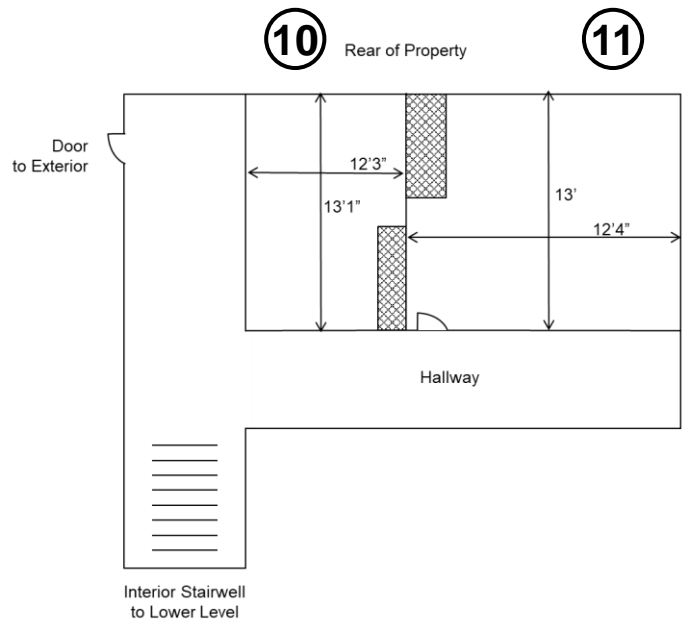
First Floor – Front Area



Second Floor – Front Area



Second Floor – Middle Area



Second Floor – Rear Area

Not drawn to scale