



384 W Morris Street

384 W Morris Street, Bath, NY 14810



eXp Commercial | 165 Broadway Suite 23rd Floor | New York, NY 10006 |

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FOR SALE | 384 W Morris Street

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Offering Summary

Sale Price:	\$650,000
Lot Size:	1.97 Acres
Price / Acre:	\$329,949
Zoning:	GC-General Commercial
Traffic Count:	12,272

Property Overview

Former Ponderosa Restaurant site located in Steuben County in the town of Bath. Right off interstate 86 in New York's southern tier. The building has been removed and is shovel-ready with utilities still on the site. Bath not only has local traffic, but it also has steady car & truck traffic. This site is surrounded by other national retailers and hotels to accommodate travelers and visitors.

Property Highlights

- Shovel Ready Pad Site
- Retail Area
- Utilities on Site
- Steady Traffic Counts

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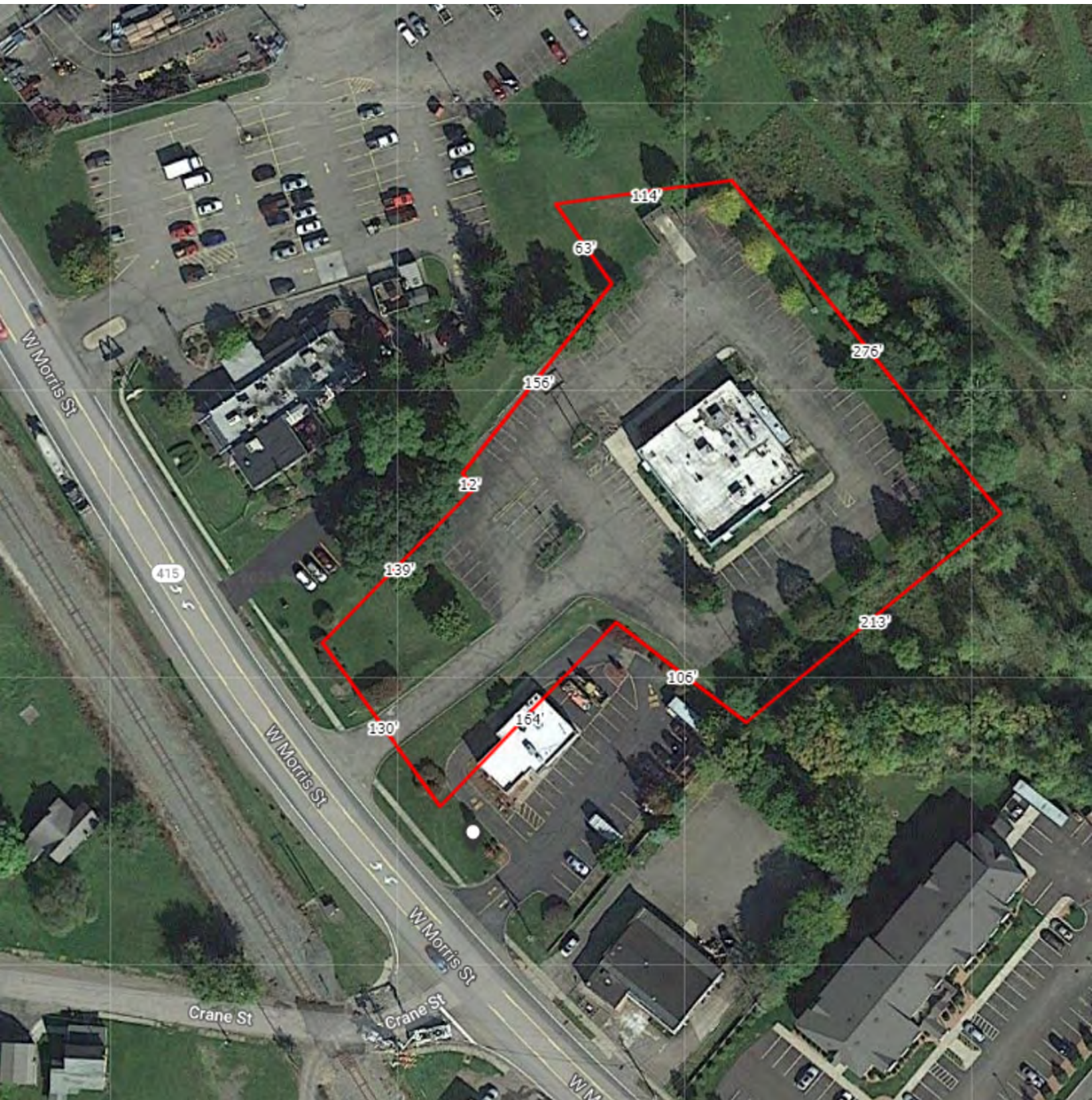
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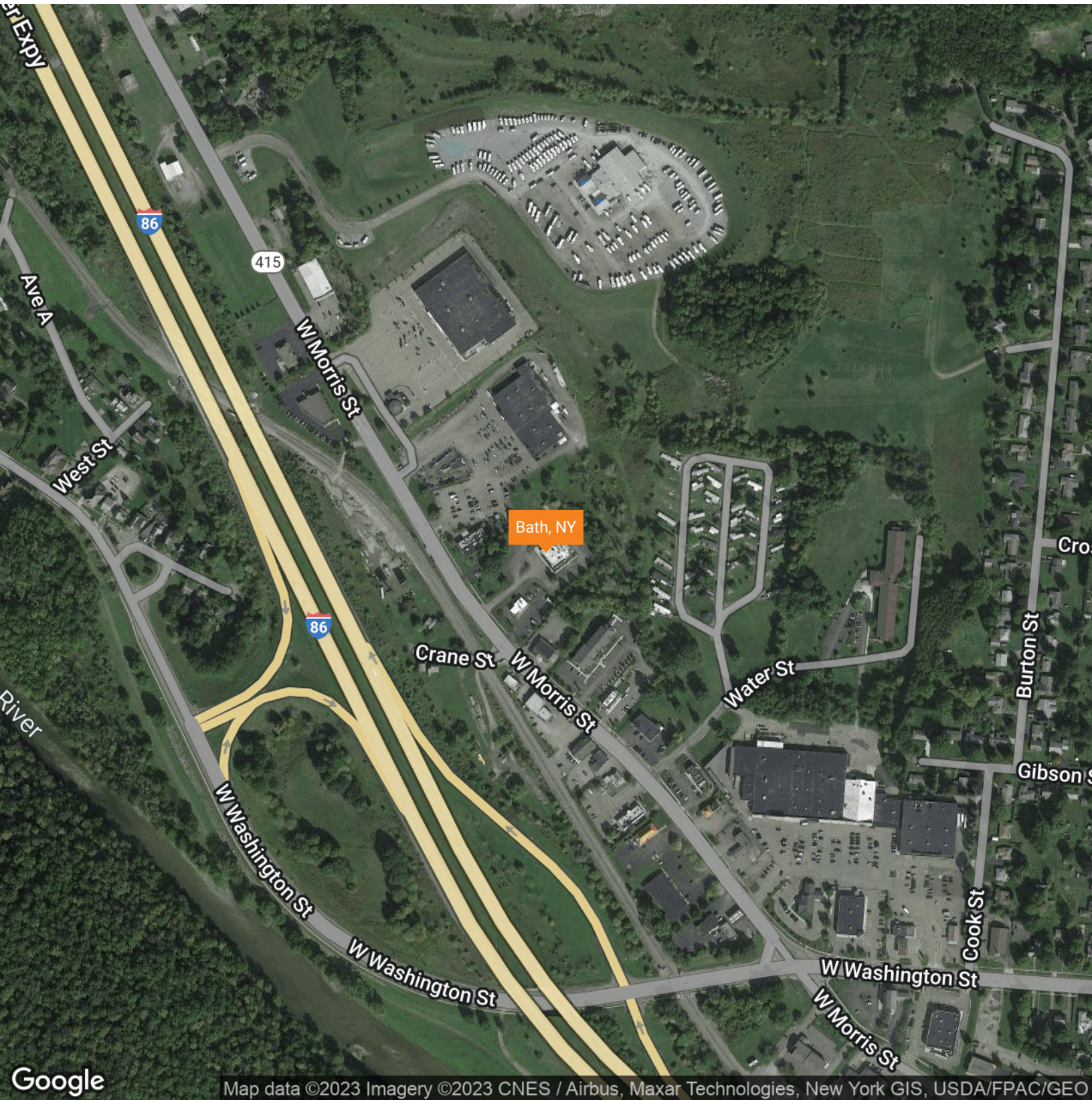
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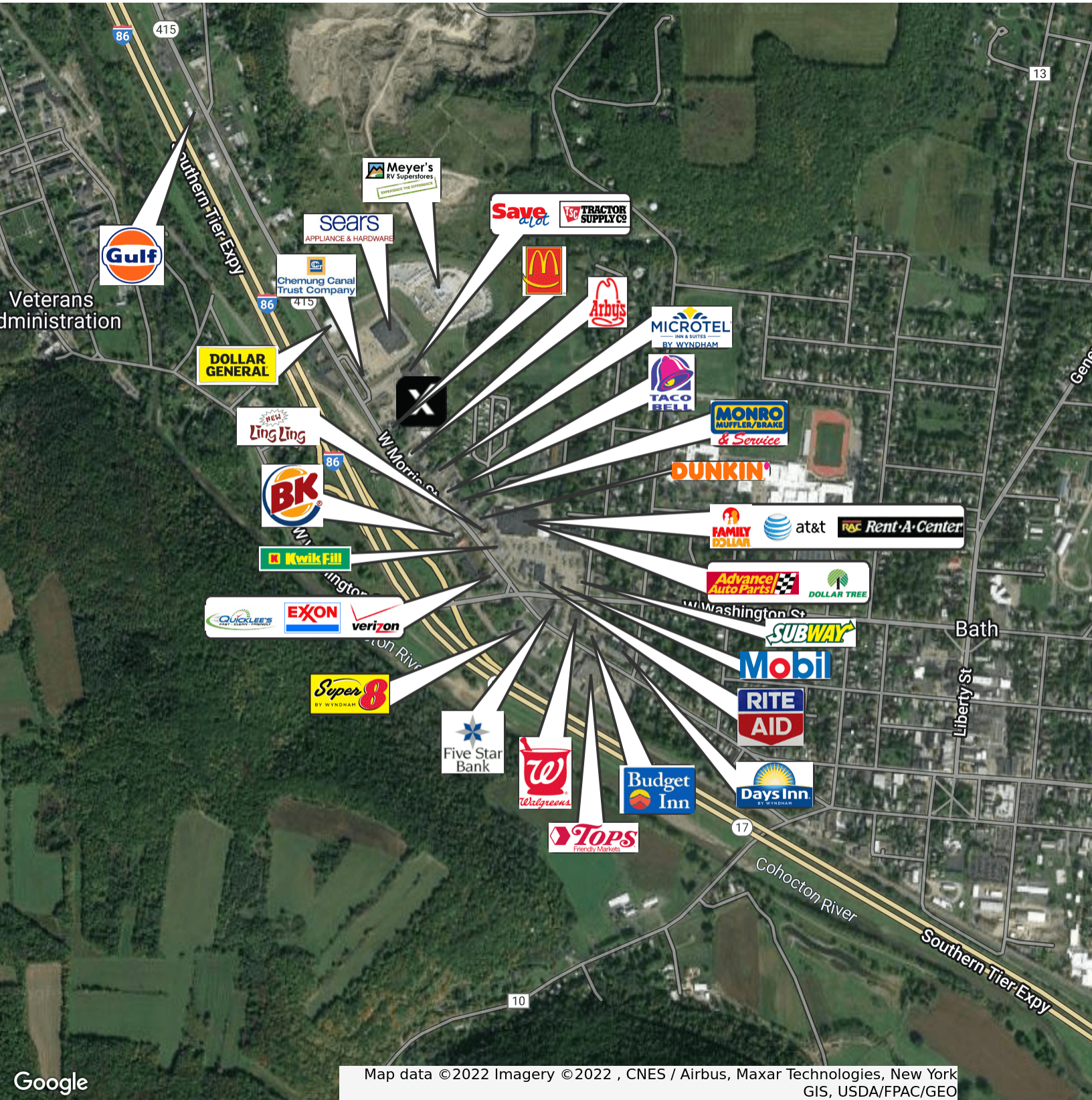
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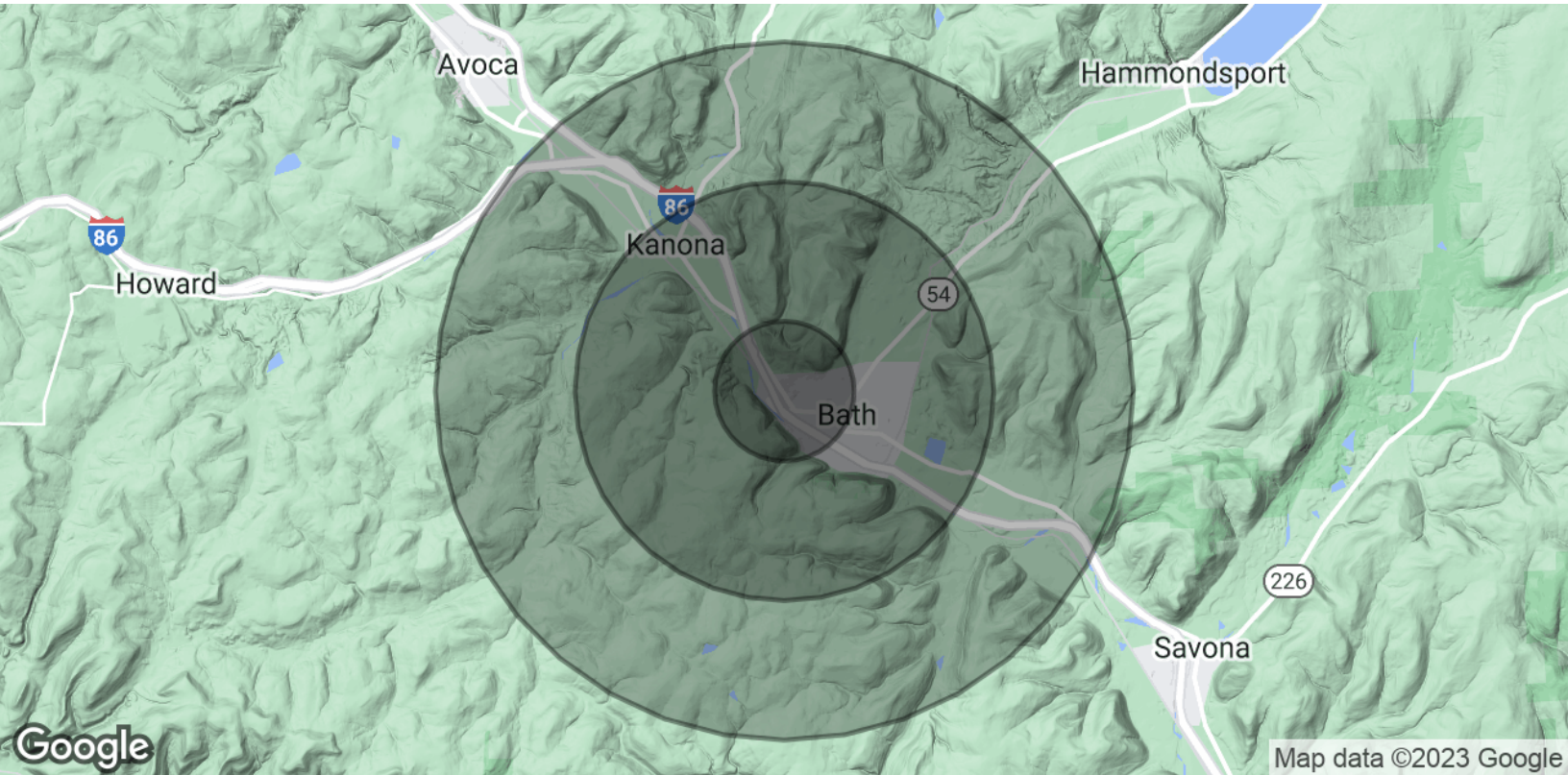
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Population	1 Mile	3 Miles	5 Miles
Total Population	323	7,190	11,271
Average Age	44.6	45.1	44.6
Average Age (Male)	42.1	44.0	43.3
Average Age (Female)	45.4	46.7	45.9
Households & Income	1 Mile	3 Miles	5 Miles
Total Households	145	3,307	5,008
# of Persons per HH	2.2	2.2	2.3
Average HH Income	\$51,360	\$48,145	\$49,617
Average House Value			\$104,820

* Demographic data derived from 2020 ACS - US Census

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