

Horseheads, New York 14845

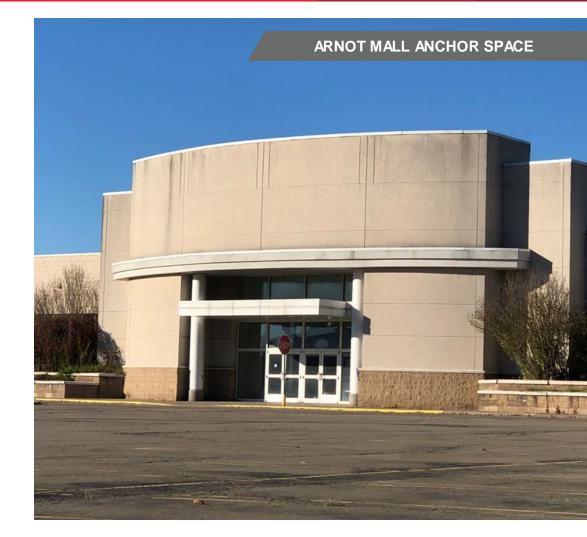
132,955± SF Anchor Store

Property Highlights

- · In bustling regional retail area
- · Adjacent with easy access from Route 86
- Part of Arnot Mall, anchored by Burlington, JCPenney, and Planet Fitness
- · Close to Corning, Elmira and Horseheads
- · Building for sale subject to a long term landlease

Demographic	3 Miles	5 Miles	10 Miles
Population	13,608	33,290	93,765
Households	5,680	13,642	38,812
Average Income	\$90,869	\$79,486	\$73,709
Daytime Employees	742	1,477	3,442
Source: ESRI Business Analyst 2021			

Traffic Counts	
Chambers Road	18,942 AADT
Southern Tier Expressway	37,902 AADT
Source: NYS DOT 2019	



For more information, please contact:

Lila "Lee" M. Salvetti Associate Real Estate Broker +1 315.445.8524 Isalvetti@pyramidbrokerage.com

5845 Widewaters Pkwy, Suite 200 East Syracuse, New York 13057 phone: +1 315.445.1030



Horseheads, New York 14845











Horseheads, New York 14845





Horseheads, New York 14845















AMERICAN EAGLE



























Color My World













































Modern Nails And Beauty Spa











Pookie's Little Britches











Schlemmer's Iron

Senior Art Gallery



Smash Therapy











TALBOTS





TK Storage









Wally's Hall of Fame











Co-Retailers