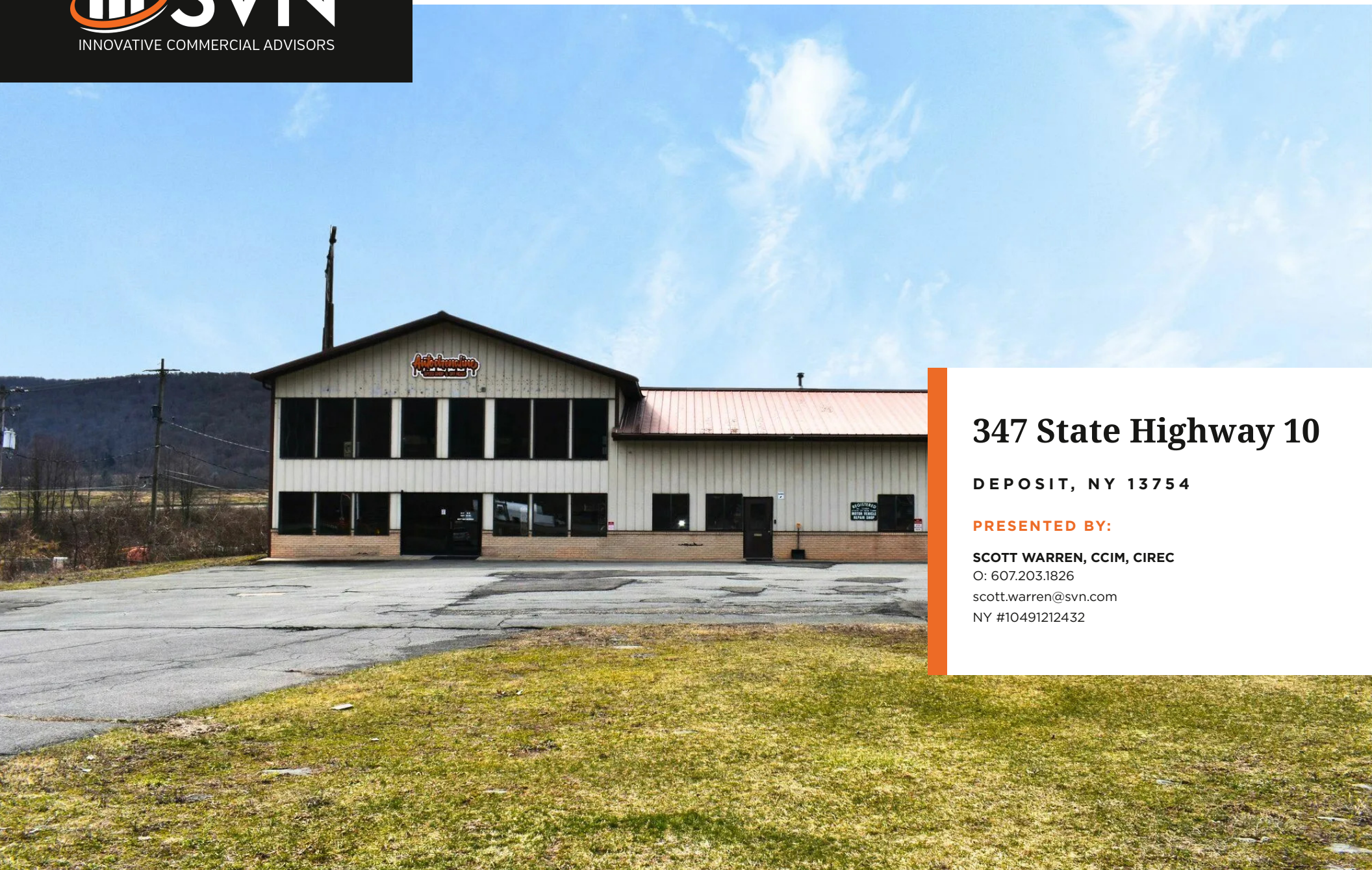




Offering Memorandum



347 State Highway 10

DEPOSIT, NY 13754

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NY #10491212432

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The Team



MEET THE TEAM



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Property Information

PROPERTY SUMMARY

347 STATE HIGHWAY 10

DEPOSIT, NY 13754

OFFERING SUMMARY

SALE PRICE: \$675,000

BUILDING SIZE: 4,212 SF

LOT SIZE: 0.58 Acres

PROPERTY SUMMARY

This offering consists of a 4,212 SF showroom and service facility designed for straightforward operation and long-term functionality. The 2,010 SF showroom features 22-foot ceilings, creating a strong presence for customer-facing use, product display, or retail adaptation. The 2,202 SF service area includes 14-foot ceilings and two drive-in bays, supporting automotive, equipment, or contractor-based operations.

The configuration is practical and proven. It supports businesses that require both visibility and workspace, without excess space or inefficiency. Recent updates have already been completed, limiting near-term capital needs and allowing for immediate occupancy or lease-up.

What differentiates this asset is not complexity, but clarity. It is positioned at a highly visible interchange, designed for real-world use, and aligned with the type of demand that consistently performs in secondary markets.

This is well suited for an owner-user seeking control of a visible location, or an investor targeting a leasable asset with clear use cases and steady demand drivers.

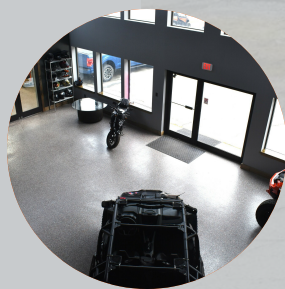


PROPERTY HIGHLIGHTS

- 4,212 SF showroom and service facility
- 2,010 SF showroom with 22-foot ceilings
- 2,202 SF garage with 14-foot ceilings and two drive-in bays
- Located at the NY-10 and I-86 interchange
- High visibility with consistent local and regional traffic
- Well suited for automotive, contractor, or service-oriented users



**3 BAY
GARAGE**

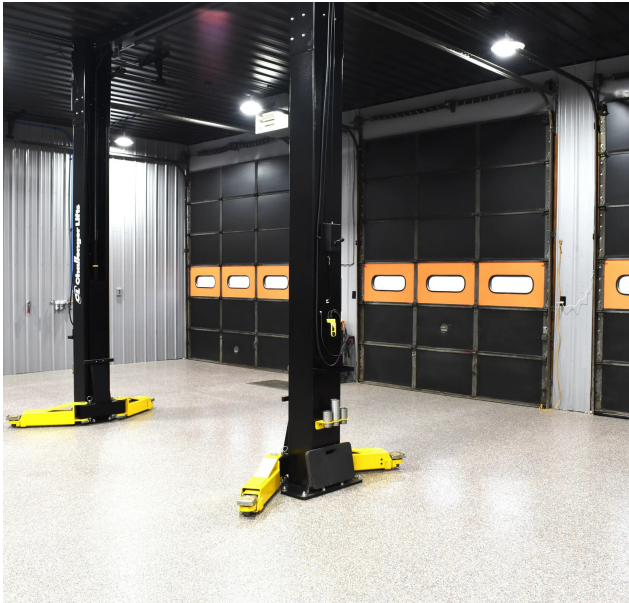


**UPSCALE
SHOWROOM**



**HIGH VISIBILITY
LOCATION**

PROPERTY PHOTOS





Location Information

LOCATION DESCRIPTION

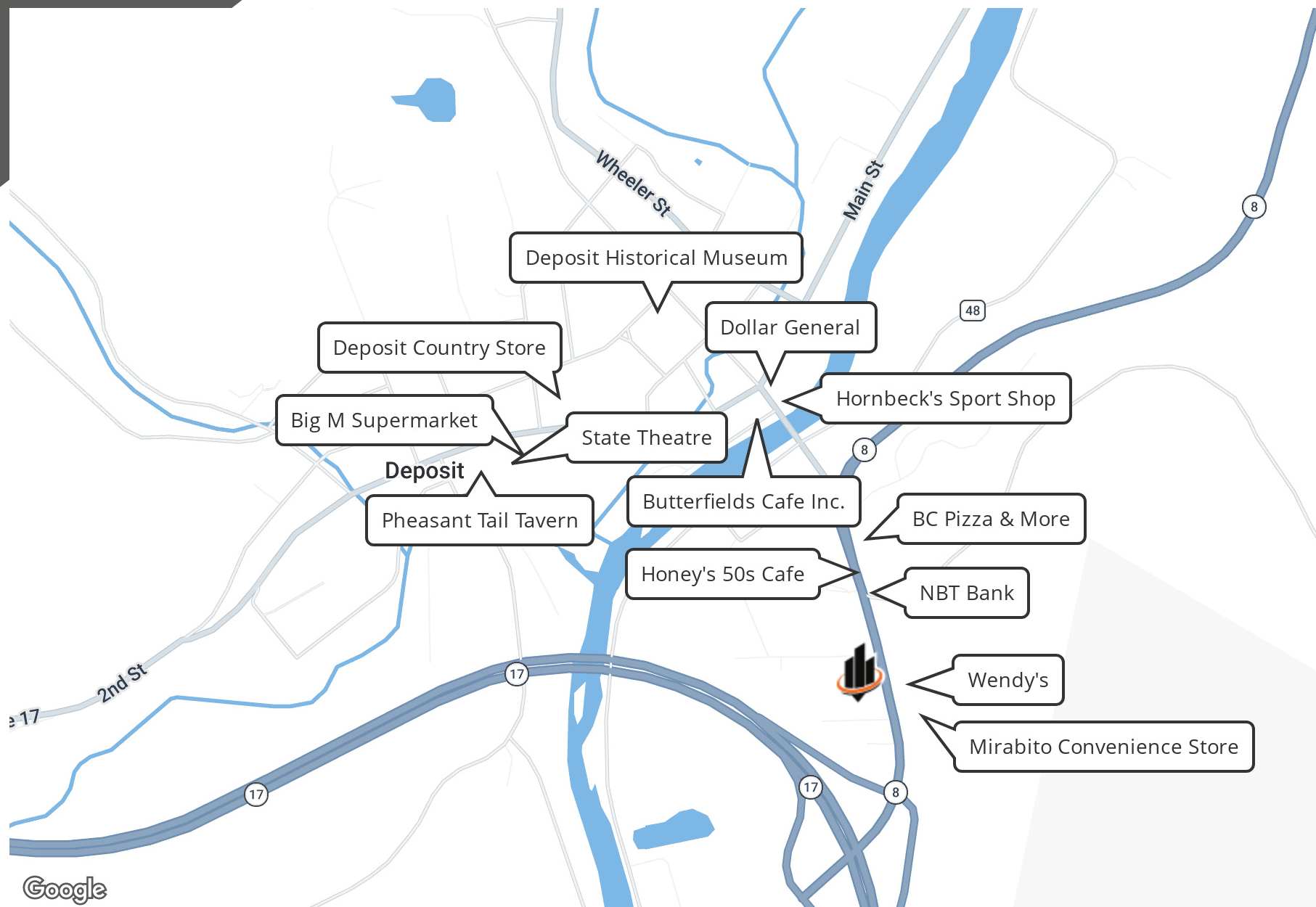
347 State Highway 10 is positioned directly at the interchange of NY-10 and Interstate 86 in Deposit, placing it at one of the area's primary access points for both local and regional traffic. This is a high-exposure location that captures consistent pass-through flow moving along the Southern Tier corridor while remaining easily accessible to the surrounding community.

The immediate area is anchored by established operators including Wendy's and Mirabito, reinforcing the interchange as a regular stop for fuel, food, and service-based needs. Traffic volumes of approximately 3,800 vehicles per day on Route 10 and over 7,600 vehicles per day on I-86 support reliable visibility and ongoing demand for highway-oriented businesses.

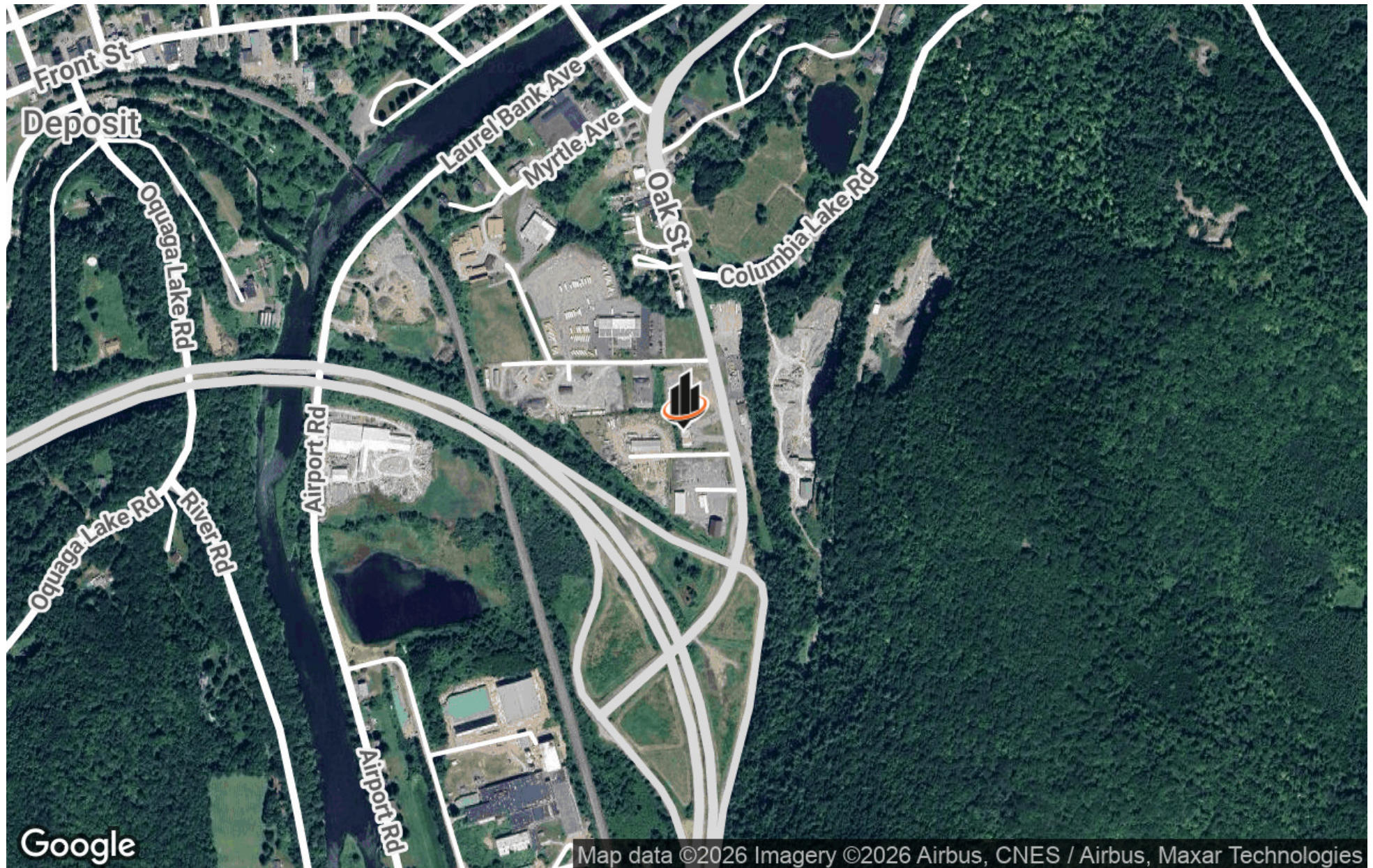
For users and tenants, this is a location that works without explanation. It is visible, accessible, and tied directly to the flow of traffic.



RETAILER MAP



AERIAL MAP





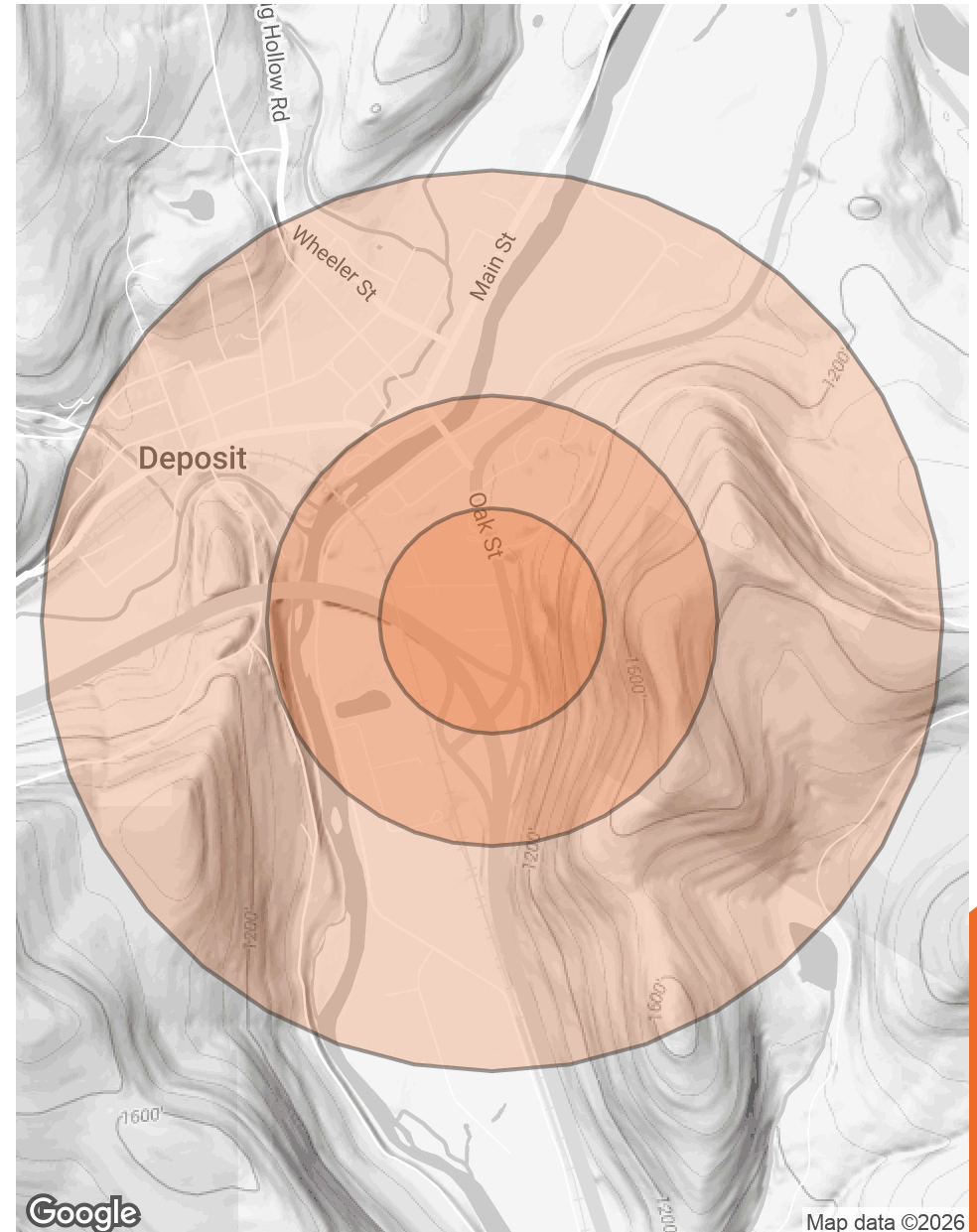
Demographics

DEMOGRAPHICS MAP & REPORT

POPULATION	0.25 MILES	0.5 MILES	1 MILE
TOTAL POPULATION	1	8	70
AVERAGE AGE	112.8	70.8	52.8
AVERAGE AGE (MALE)	106.2	67.3	53.2
AVERAGE AGE (FEMALE)	113.2	71.2	52.4

HOUSEHOLDS & INCOME	0.25 MILES	0.5 MILES	1 MILE
TOTAL HOUSEHOLDS	0	3	31
# OF PERSONS PER HH		2.7	2.3
AVERAGE HH INCOME		\$121,049	\$83,673
AVERAGE HOUSE VALUE		\$277,157	\$182,013

2023 American Community Survey (ACS)





THE SVN BRAND

Founded in 1987

A **globally recognized** brand

Local **independent ownership** combined with a **global support** network

225+ Offices across the globe (and expanding)

Accelerated growth through the **collective strength** of our network

Proactive promotion of properties and **fee sharing** with the entire commercial real estate industry

Robust **global platform**

Advancing commercial real estate through **cooperation, collaboration and organized competition**

A franchise business model that supports **entrepreneurial growth and autonomy**

Over **2,000 Advisors** and staff

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SVN[®] Core Services & Specialty Practices

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- INDUSTRIAL
- LAND
- MULTIFAMILY
- OFFICE
- RETAIL

CORE SERVICES

- SALES
- LEASING
- PROPERTY MANAGEMENT
- CORPORATE SERVICES
- ACCELERATED SALES
- CAPITAL MARKETS
- TENANT REPRESENTATION

MARKETING PLATFORM



- ✓ PROPERTY SIGNAGE
- ✓ PROPERTY POSTCARDS
- ✓ REGIONAL EMAIL BLAST
- ✓ CRE FEATURED PROPERTY BLAST
- ✓ SVN NATIONAL BLAST EMAIL
- ✓ BUILDOUT PROPERTY & MARKETING PLATFORM
- ✓ DIRECT EMAIL, MAIL & PHONE CALLS
- ✓ MARKETING & SOCIAL MEDIA TEMPLATES
- ✓ SOCIAL MEDIA & PROMOTION
- ✓ INTERACTIVE APPS
- ✓ WEEKLY FEATURED PROPERTIES



DISCLAIMER

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To the extent Owner or any agent of Owner corresponds with any prospective purchaser, any prospective purchaser should not rely on any such correspondence or statements as binding Owner. Only a fully executed Real Estate Purchase Agreement shall bind the property and each prospective purchaser proceeds at its own risk.



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