


FOR SUBLEASE

2,528± SF FORMER PIZZA HUT

Property Highlights

- Freestanding 2,528± SF restaurant built in 2006
- High traffic corridor with 23,892 VPD (2025)
- Minutes from I-81 on/off ramp
- Two dining rooms with existing restaurant infrastructure
- Ansul system, grease trap, walk in cooler, HVAC included AS IS
- 0.46 acre lot with 30 parking spaces
- Absolute NNN — tenant covers roof, structure, maintenance, and taxes
- Prime location near Micron's mega campus, driving major workforce and population growth

Demographic	1 Mile	3 Miles	5 Miles
Population	5,767	43,724	95,341
Households	2,676	18,822	41,646
Average H.H. Income	97,406	111,163	104,852
Daytime Employees	3,811	21,452	60,584

Source: ESRI Business Analyst 2026

Traffic Counts

Road Name	23,892 AADT
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Source: NYS DOT 2025

EXCLUSIVE CONTACT

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**CUSHMAN &
WAKEFIELD**



**Pyramid Brokerage
Company**

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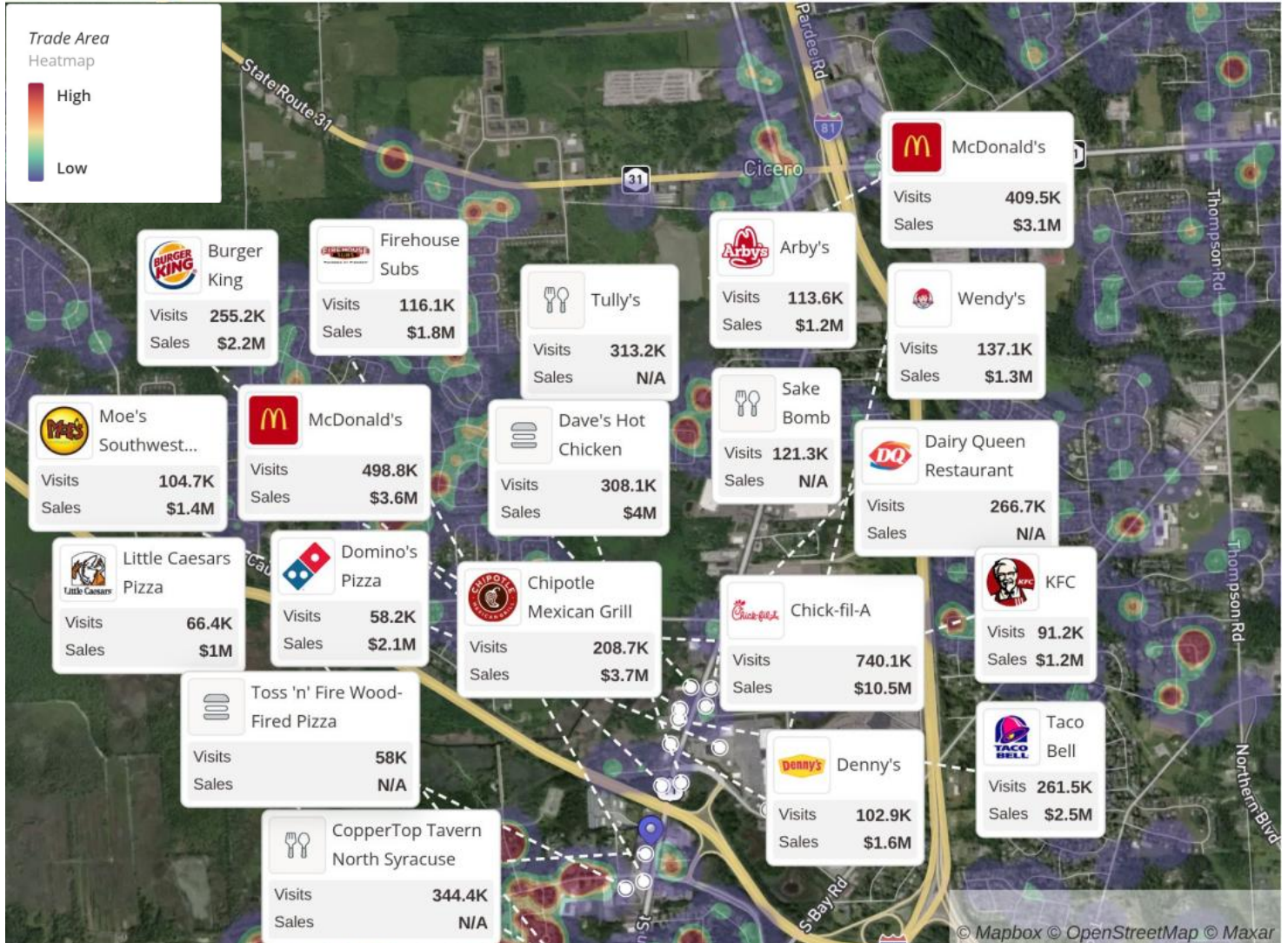


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Market Landscape

July 1, 2025 – June 30, 2026



Date provided by Placer Labs Inc. (www.placer.ai)