

AVAILABLE COMMERCIAL SUITE

511 Hooper Road, Town of Union, NY 13760

(Located 2 miles from NYS Route 17 at Exit 69)

Salient Features:

Base rent plus utilities including water/sewer, and pro-rata share of RE taxes, insurance & CAM

- Approximately 900 square feet available for lease;
- Open layout configured for multiple uses;
- Plaza anchored by Rite Aid Pharmacy and Dunkin Donuts
- Located at a highly visible, retail-oriented corner with co-tenants including Rite Aid, Dunkin Donuts and Visions Federal Credit Union
- Traffic counts of 9,107 cars daily on Country Club Road and 15,582 cars daily on Hooper Road

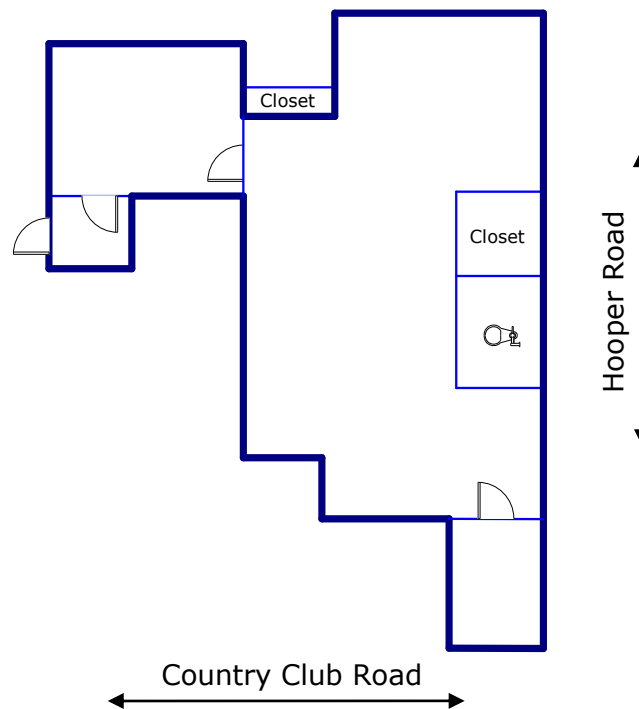


Figure 1 – Layout of the premises



101 KNIGHT ROAD, VESTAL, NY 13850
PHONE 607.729.3690 / FAX 607.729.0823
JSMILLER@JSMILLERAPPRAISAL.COM



Figure 2 – Aerial photograph of the site

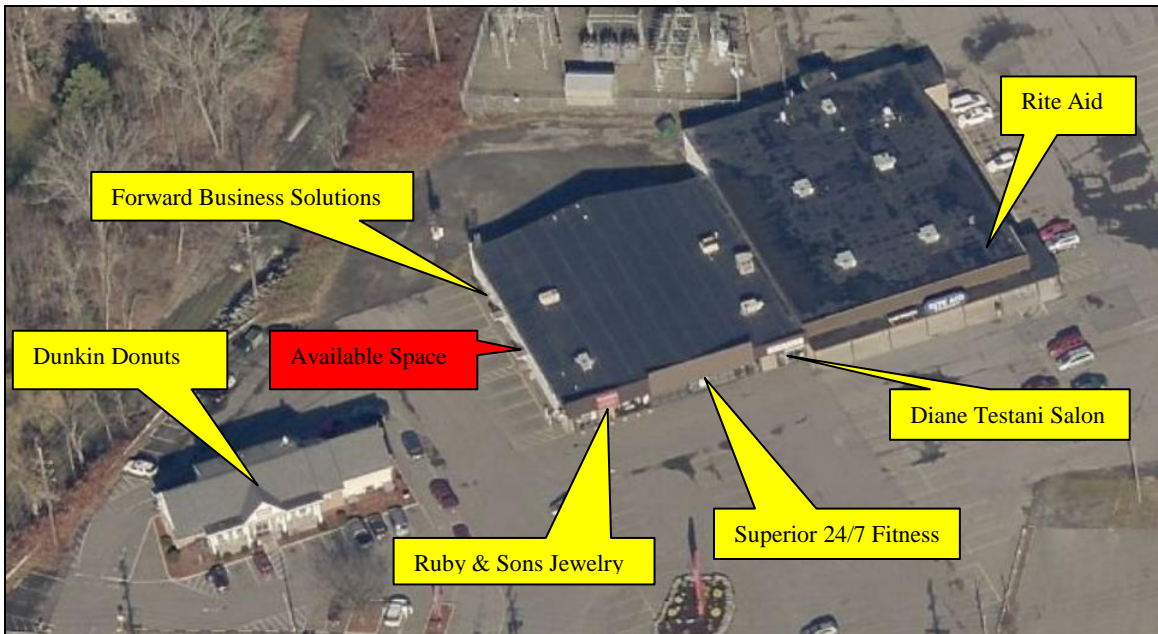


Figure 3 – Aerial photograph of the site showing other tenancy and location of available space



Figure 4 – Entrance of available space



Figure 5 – Photo showing western (side) and southern (front) elevations of the building