



FOR SALE

2067 State Route 96

Phelps, New York 14532



6.5± Acre Development Site

Property Highlights

- 6.5± acres available behind Byrne Dairy off Route 96
 - 2.5± acres zoned commercial
 - 4.0± acres zoned residential
- Depending on the use a zone change would be available
- Many uses possible
- Located across the street from Phelps-Clifton Springs CSD Midlakes Schools (1,541 students)
- 10 minutes from Exit 42 of New York State Thruway (I-90)



For more information, please contact:

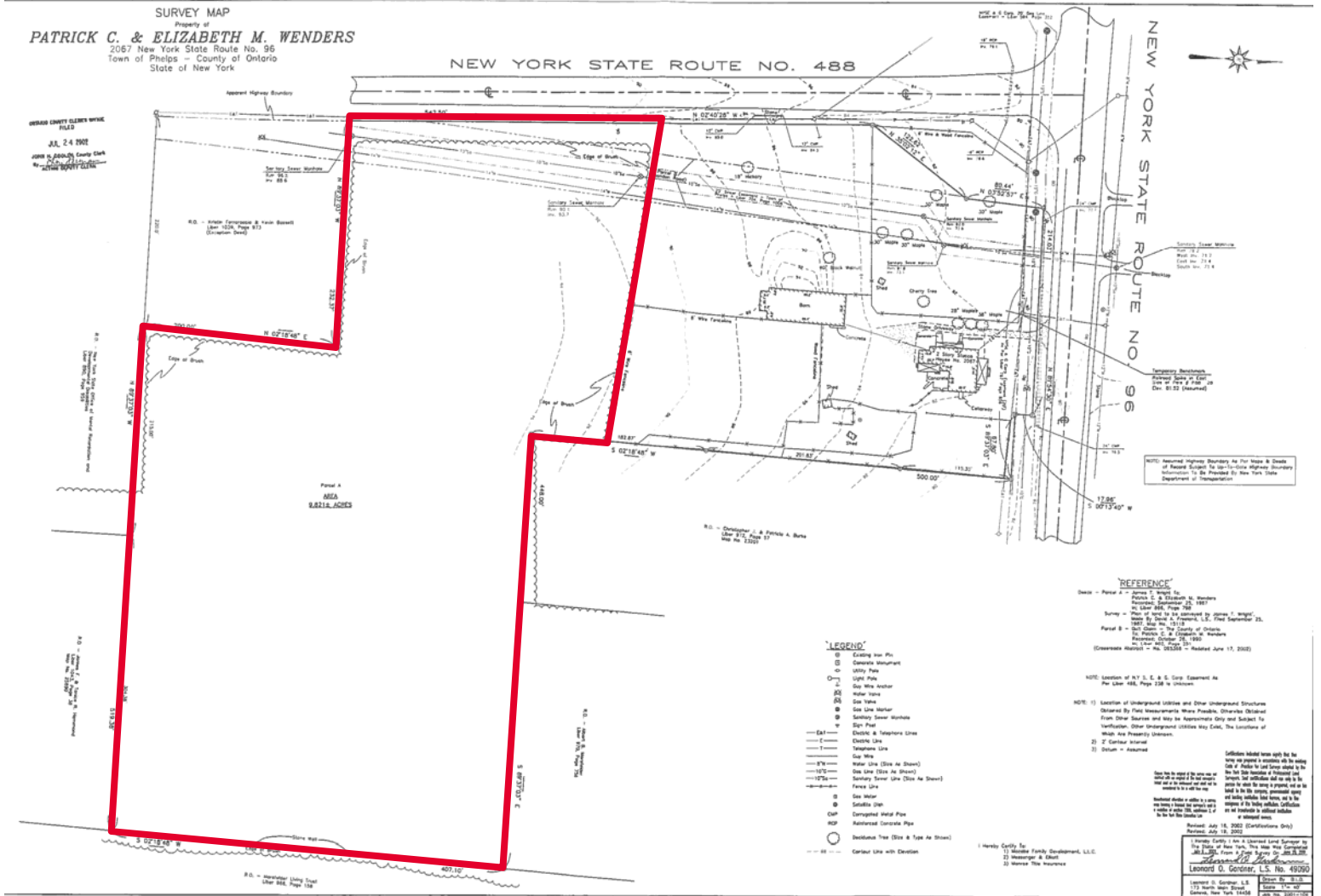
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 Phelps, New York 14532



Demographic	1 Mile	3 Miles	5 Miles
Population	308	6,514	12,092
Households	116	2,654	4,902
Average Income	\$79,076	\$69,010	\$67,804
Daytime Employees	878	4,794	6,470

Source: ESRI Business Analyst 2016

Traffic Counts	
Route 96	10,267 AADT
Route 488	1,933 AADT

Source: NYS DOT 2015