

2,400± Freestanding C-Store

Property Highlights

- Former Byrne Dairy, 2,400± SF freestanding building
- Four gas pump; two (2) 10,000 gallon tanks
- Large walk in cooler over 400 SF
- Shelving, freezer, miscellaneous FF&E to remain
- All Byrne Dairy related items to be removed
- Byrne opened a new store across town
- This store did over \$900,000 in convenience sales and over \$1,100,000 in gas sales. Total gross profit was \$337,000
- New operator should be able to maintain current sales, as it's a neighborhood store on a busy road
- Byrne only sold convenience items, new owner could add subs, pizza, etc.
- Roof is 12 years old, building is in good condition
- 10 parking spaces

Demographic	1 Mile	3 Miles	5 Miles
Population	6,484	11,799	16,790
Households	2,753	4,878	6,766
Average Income	\$49,080	\$52,059	\$58,222
Daytime Employees	6,000	11,577	13,041
Source: ESRI Business Analyst 2019			

Traffic Counts	
West Union Street	10,755 AADT
West Miller Street	4,310 AAADT
Source: NYS DOT 2016	

For more information, please contact:

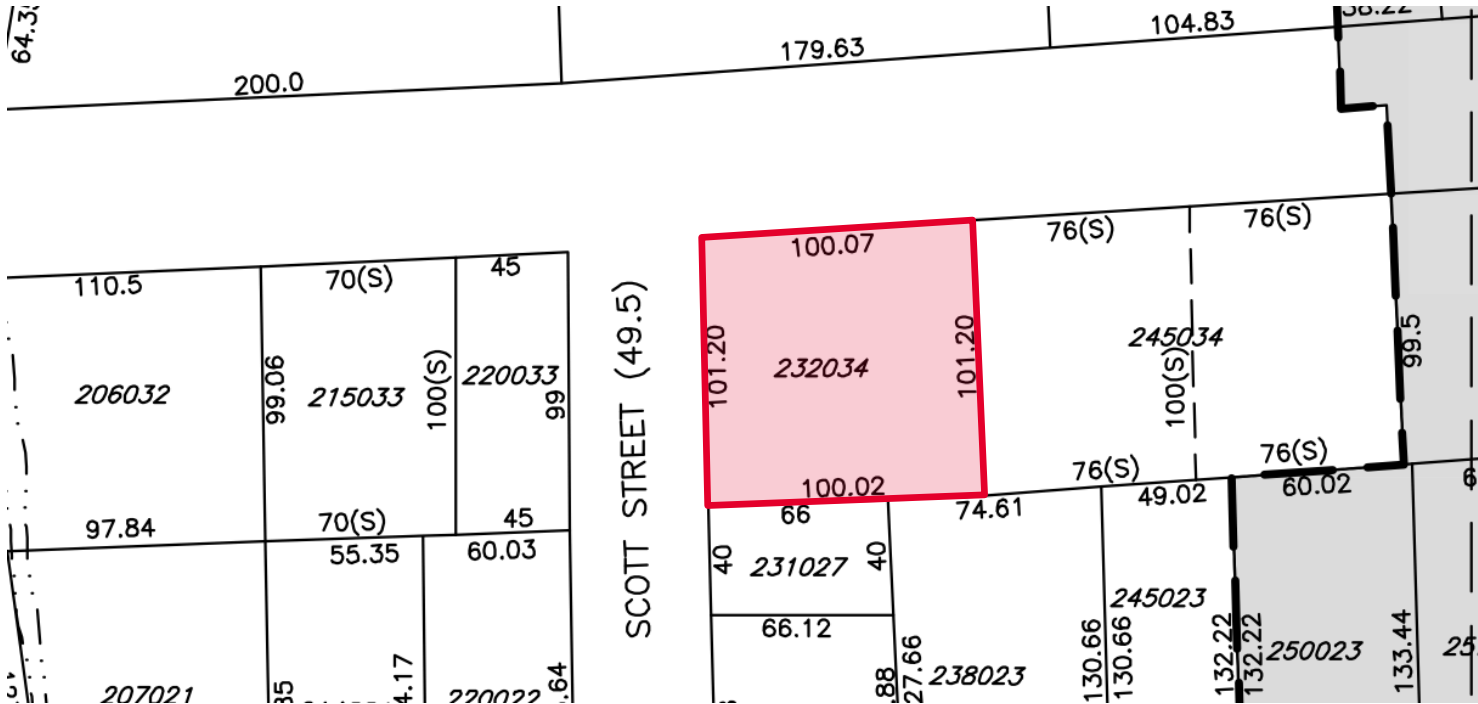
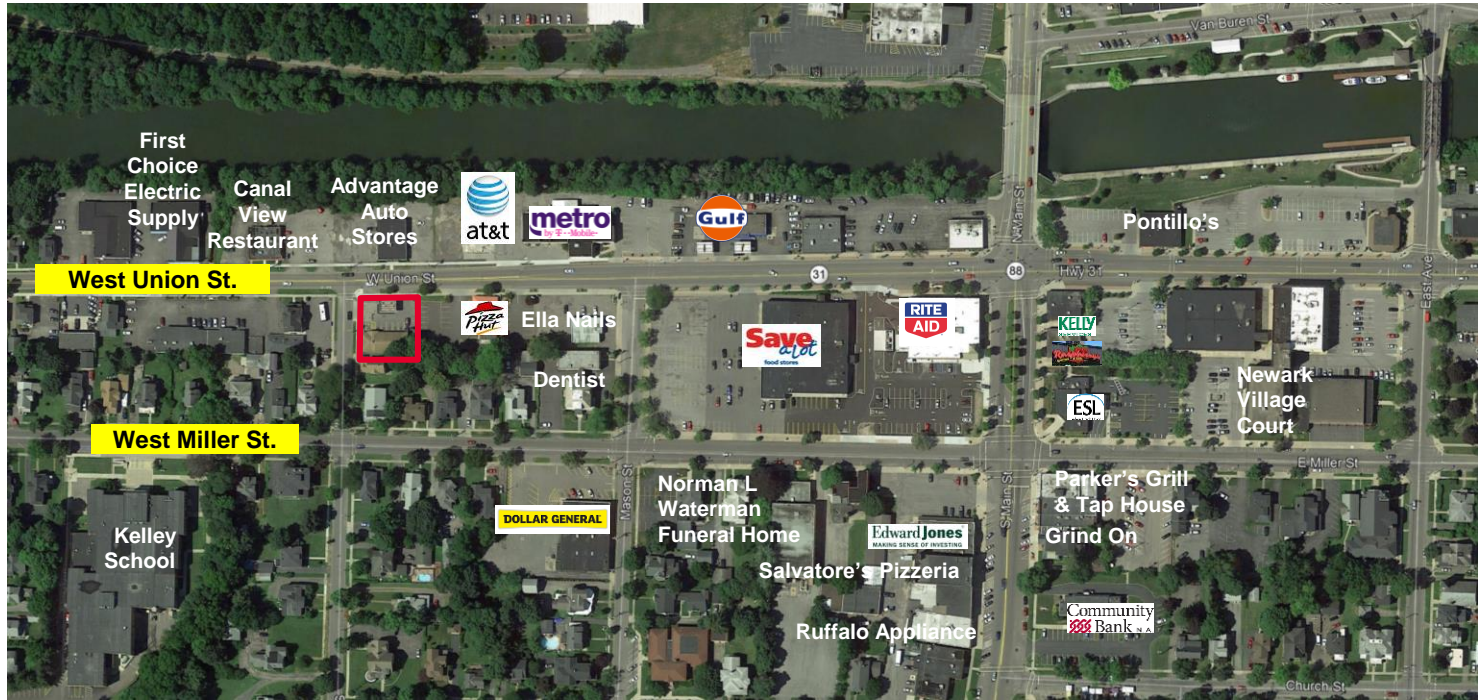
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FOR SALE

230 West Union Street

Newark, New York 14513





Pyramid Brokerage
Company

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