

# THEOPHILUS CAZENOVE AT CAZENOVIA MARKET

126 NELSON STREET - ROUTE 20 EAST  
CAZENOVIA, NY 13035

**AVAILABLE: 2,176 SF RETAIL SPACE**



## MIXED-USE BUILDING NEXT TO ALDI, McDonald's, Tops Grocery, and Newly Opened Pearl's Bistro!

Base Rent: \$3,020.00 Per Month (Includes 3 Storage Units Inside Kitchen) +  
Additional Fee of \$300.00 Per Month for Improvements

- Artisan Bake Shop Moving! AVAILABLE Retail Space for Any Type of Restaurant (Dine In/Take Out)
- Major Infrastructure in Place for Any Type of Restaurant. Complete with Kitchen Hood/Ansul System, Walk in Cooler/Freezer, and More!

Excellent Location for any type of Restaurant, Retail, Office, Financial, Pharmacy, and/or Medical Use!

No representation, warranty, or guarantee, expressed or implied or by operation of law, is made as to the accuracy, reliability, or completeness of this information. This material is submitted subject to errors, omissions, changes, prior sales or withdrawals without notice.

David C. Muraco  
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Empire Management of CNY, Inc.  
112 S Burdick St, Fayetteville, NY 13066

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**Turnkey!!**

- ❖ Excellent Signage Already in Place on Both Dougherty DR & US RT 20 Situated Immediately on RT 20
- ❖ Highly Visible and Positioned in Premier Retail District of Cazenovia
- ❖ Brand New Construction Next to Major National Tenants Such as Aldi, McDonald's, Tops, Dollar Tree, Walgreens, Hampton Inn & Suites & More!

Excellent High Visibility Location for any type of Retail or Retail, Restaurant, Pharmacy, and Medical Uses!

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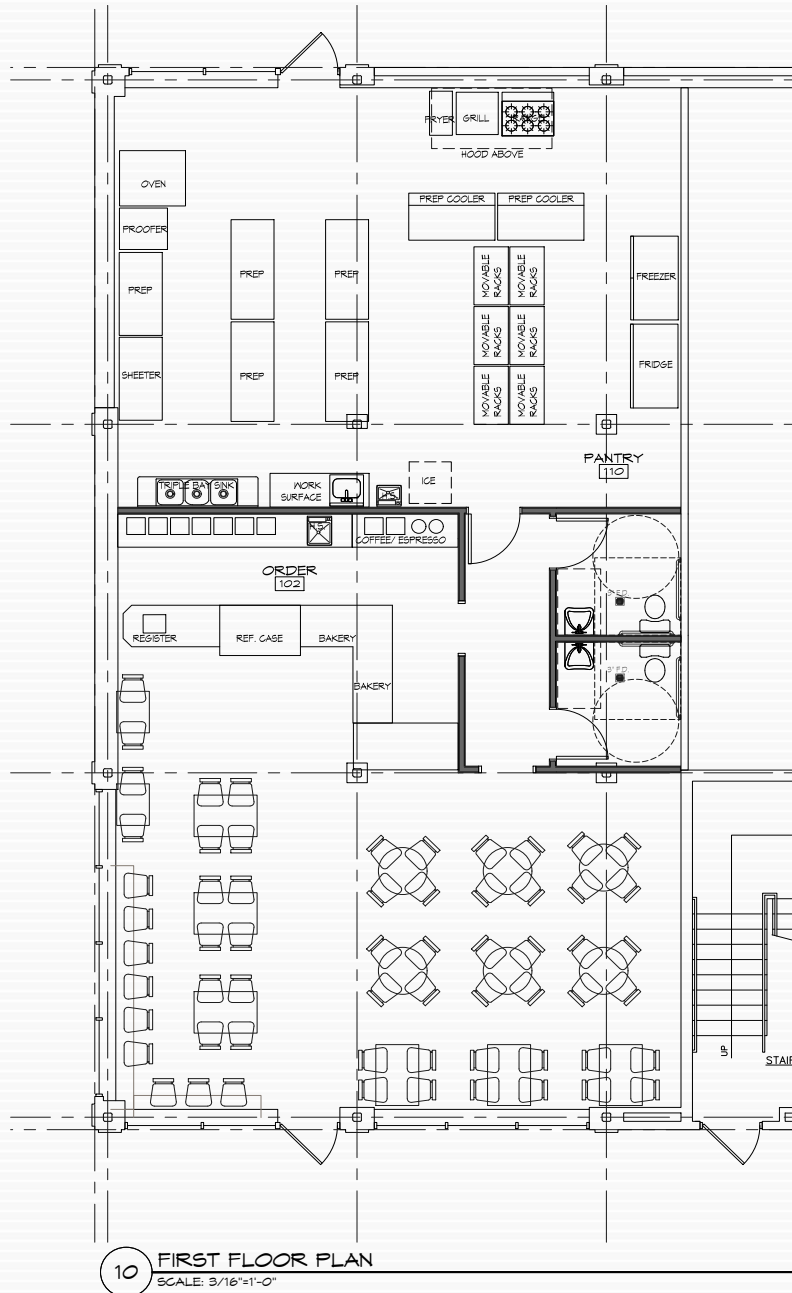
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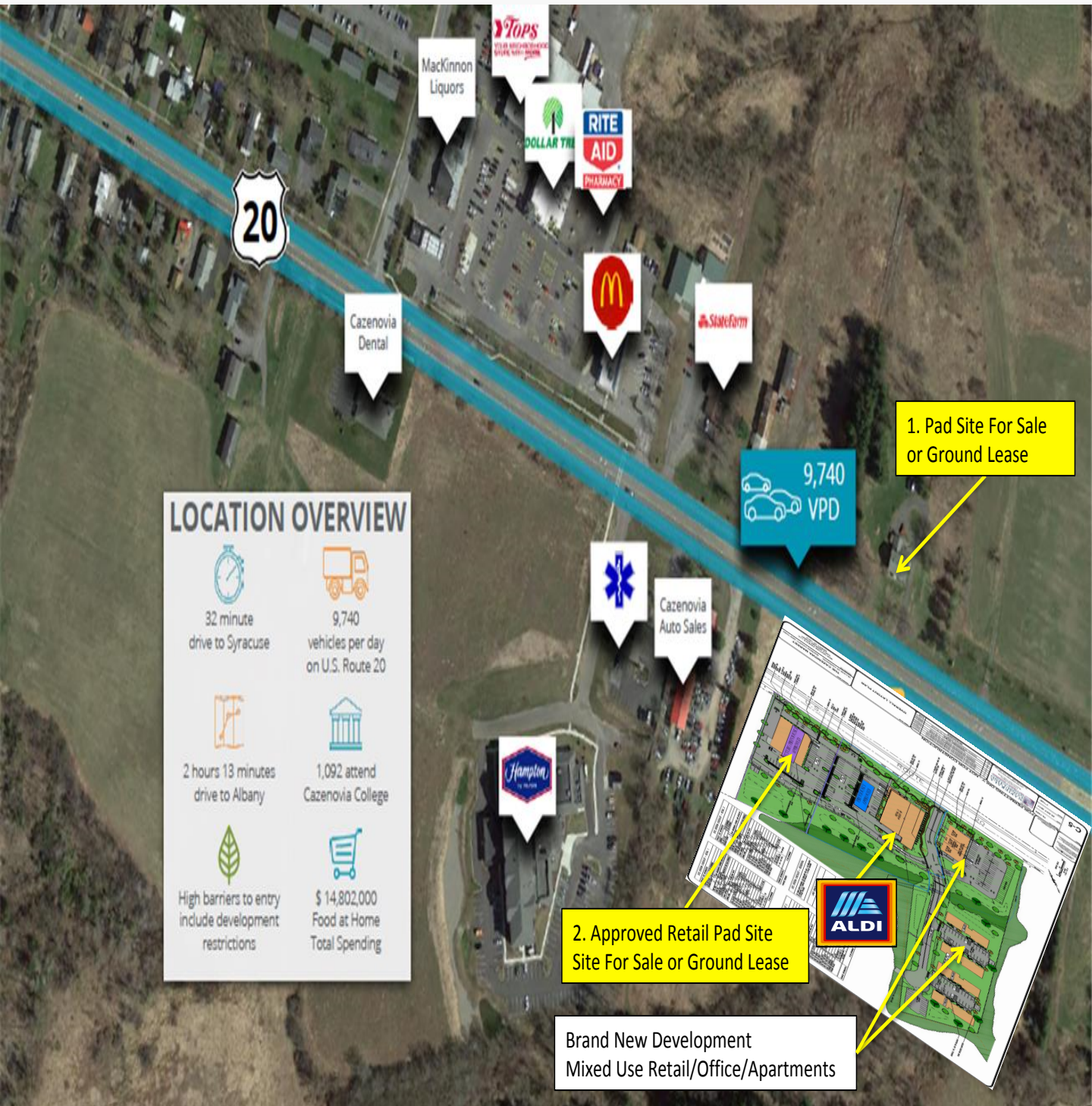


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# AERIAL PHOTOGRAPH



**Pad Site for Sale or Ground Lease across the street!**

**Approved Retail Pad Site For Sale or Ground Lease!**

**Approved for 4 More Apartment Buildings to Rear of Site! (48 Units)**