



PROPERTY FEATURES

- Development site of 1.15 acres with diner and vacant parcel combined
- Steph's Place Diner is open and has operated for 30 years
- Frontage of 172' on Route 13 (Port Street) in the Village of Pulaski
- Diner recently renovated—new equipment, mechanicals, interior and roof
- Tourism/world class fishing in Salmon River and Lake Ontario generate year round traffic

CONTACT EXCLUSIVE AGENT:

Stephen Saleski

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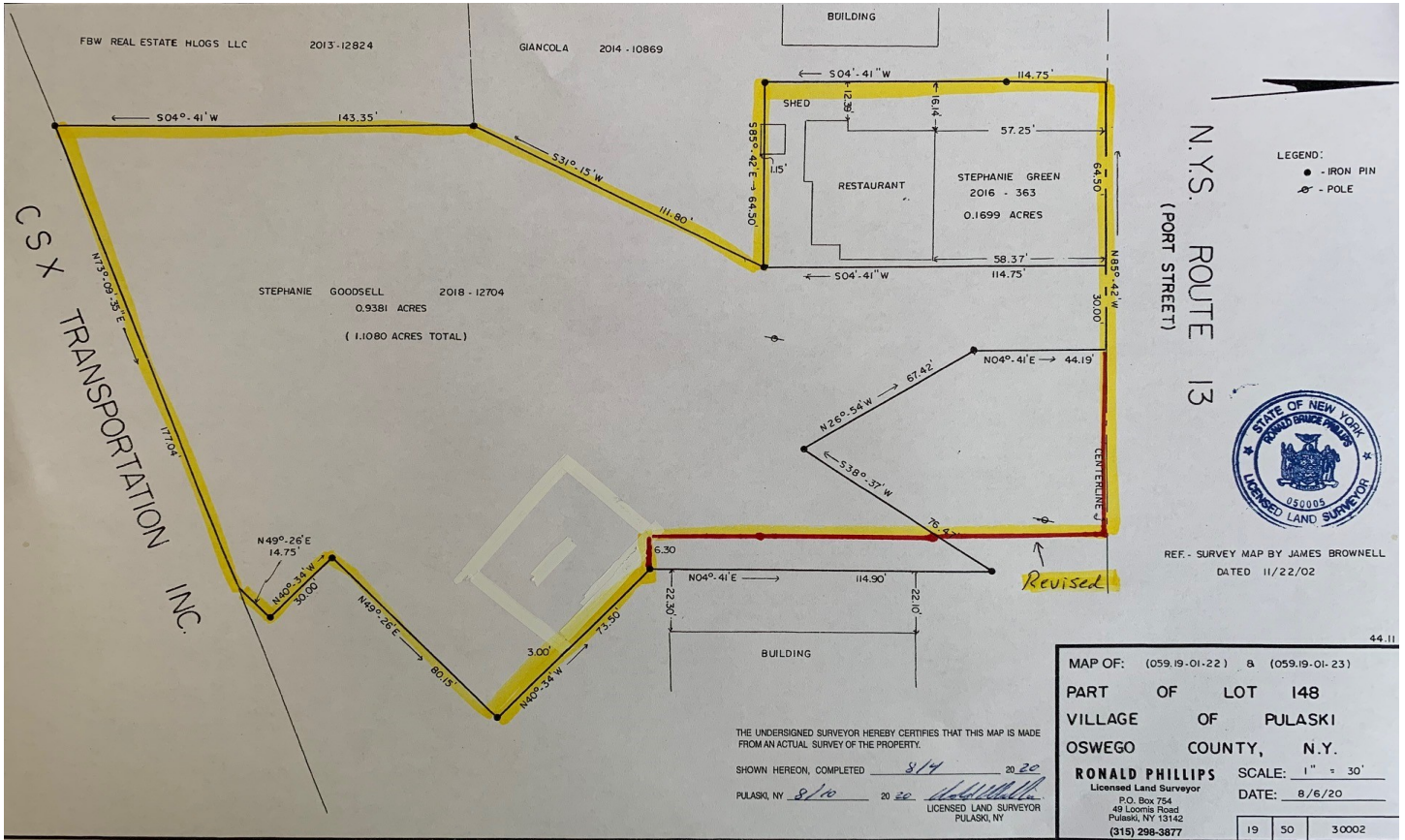
SUTTON REAL ESTATE COMPANY

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DEMOGRAPHICS

	1 Mile	3 Mile	5 Mile
Population	2,231	3,604	6,573
Households	988	1,486	2,577
Average Household Income	\$44,867	\$48,307	\$55,285

Source: CoStar

TRAFFIC COUNTS

- Route 13 — 2,249
- Route 11 — 7,936
- S. Jefferson St — 2,491

Source: NYS DOT 2019

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