

# FOR SALE OR LEASE

State Route 31, Clay, New York



COMMERCIAL REAL ESTATE SALES | LEASING | CONSULTING | DEVELOPMENT | MANAGEMENT



## PROPERTY HIGHLIGHTS

Up to 10 +/- acres available at Kimbrook Village Square. Owner will sub-divide and build to suit.

## KEY FEATURES

- ❑ Located Within Kimbrook Village Square
- ❑ High Traffic & Visibility
- ❑ Signalized Intersection
- ❑ AADT = 25,000



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5 Oxford Road  
New Hartford, New York 13413

151 Northern Concourse  
Syracuse, New York 13221

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Demographics	3 Miles	5 miles	10 Miles
Population	28,988	70,555	230,458
Households	11,216	28,619	94,552
Avg. HH Income	\$101,281	\$86,948	\$75,105
Daytime Population	23,001	56,971	211,597



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<b>Address:</b>	<b>State Route 31</b>	<b>Cross Street:</b>	<b>Oswego Rd. / Route 57</b>
<b>City:</b>	<b>Clay</b>	<b>Roof Type:</b>	<b>N/A</b>
<b>State:</b>	<b>New York</b>	<b>Zoning:</b>	<b>COM-1</b>
<b>Zip:</b>	<b>13027</b>	<b>FMV/Total Assessment:</b>	<b>\$475,059.00/\$20,000.00</b>
<b>County:</b>	<b>Onondaga</b>	<b>RE Taxes:</b>	<b>TBD</b>
<b>Tax ID:</b>	<b>052.-02-11.8</b>	<b>CAM:</b>	<b>N/A</b>
<b>Lease Type:</b>	<b>NNN</b>	<b>Space is Currently:</b>	<b>Vacant Land</b>
<b>Lease Price:</b>	<b>Negotiable</b>	<b>No. of Floors:</b>	<b>N/A</b>
<b>Sale Price:</b>	<b>\$ 500,000.00 per acre</b>	<b>Bldg. Total SF:</b>	<b>N/A</b>
<b>Year Built:</b>	<b>N/A</b>	<b>Available SF:</b>	<b>N/A</b>
<b>Parking Spaces:</b>	<b>N/A</b>	<b>Retail:</b>	<b>N/A</b>
<b>Land Size/Dimensions:</b>	<b>10.14 +/- Acres</b>	<b>Office:</b>	<b>N/A</b>
<b>Electricity/Amps:</b>	<b>N/A</b>	<b>Warehouse:</b>	<b>N/A</b>
<b>Gas Type:</b>	<b>Natural Gas</b>	<b>Other:</b>	<b>N/A</b>
<b>HVAC:</b>	<b>N/A</b>	<b>Loading Facilities:</b>	<b>N/A</b>
<b>Elevator:</b>	<b>N/A</b>	<b>Ceiling Height:</b>	<b>N/A</b>
<b>Sprinkler:</b>	<b>N/A</b>	<b>Traffic Count:</b>	<b>25,000</b>
<b>Water:</b>	<b>Public</b>	<b>Sewer:</b>	<b>Public</b>



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