

WHITESTOWN CENTER FOR SALE

34-38 Oriskany Blvd., Whitesboro, New York



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



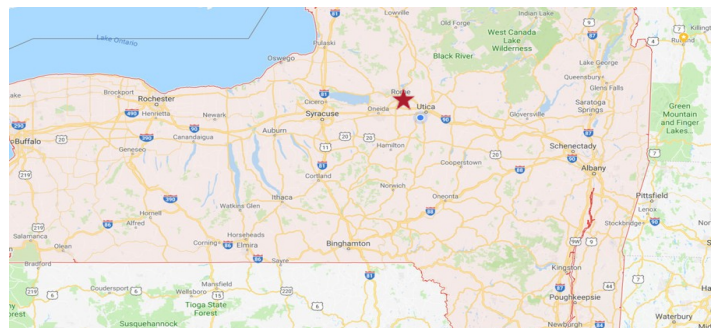
PROPERTY HIGHLIGHTS

This busy neighborhood center situated in Whitesboro, NY is across from Whitesboro Middle School. Located at a controlled intersection, this center is 88% occupied. Tenants include Dollar Tree, Label Shopper and Fit Body Boot Camp. Shadow tenants include Bank of America and Kinney Drugs.

AREA TENANTS

- ☐ Kinney Drugs
- ☐ Family Dollar
- ☐ Berkshire Bank

Dominic Pavia, President
Licensed Real Estate Broker
315.736.1555 x 300
dpavia@PaviaRealEstate.com



5 Oxford Road
New Hartford, New York 13413

151 Northern Concourse
Syracuse, New York 13221

PaviaRealEstate.com

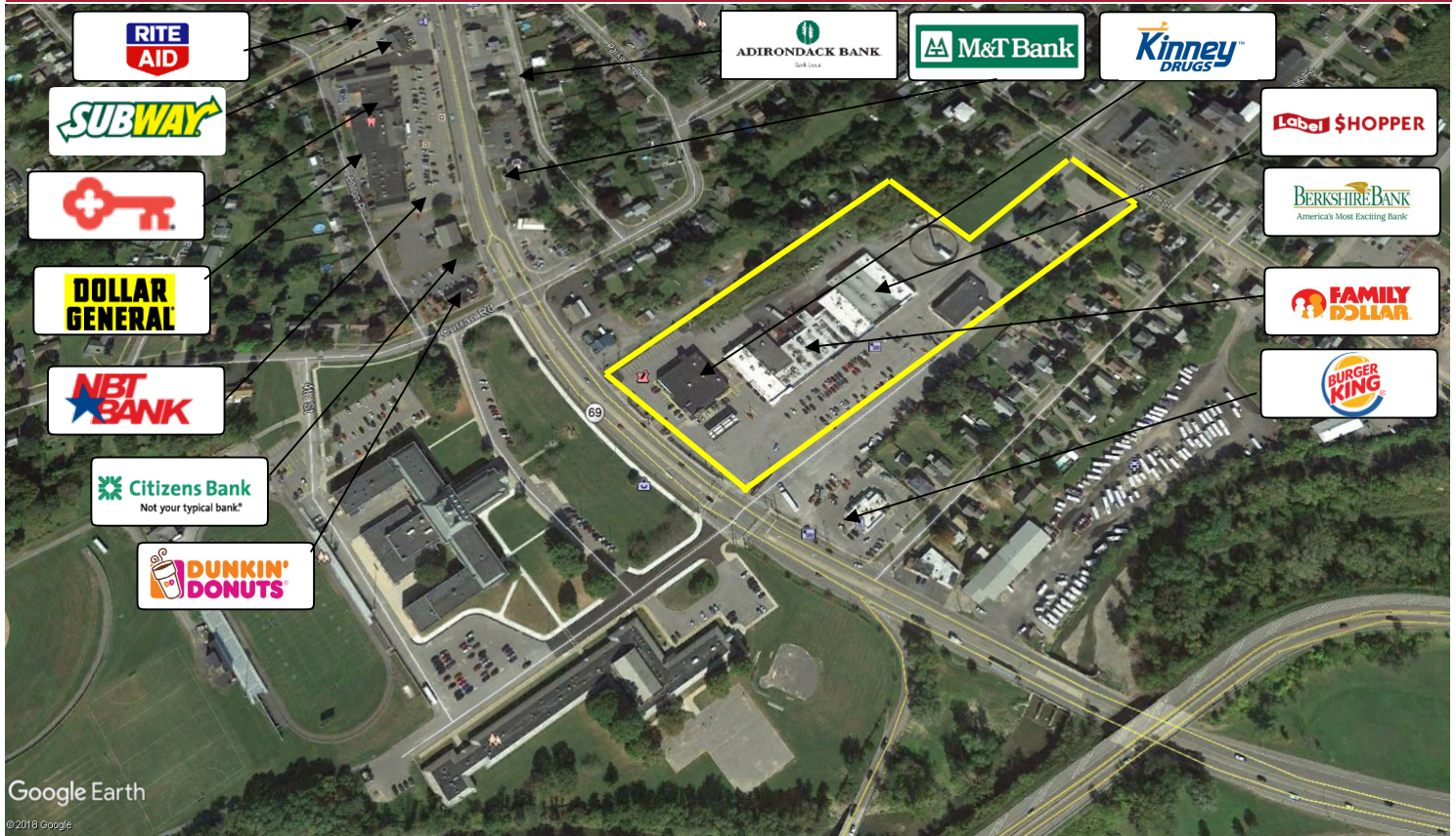
All information furnished, regarding property for sale, rental or financing is from sources deemed reliable, but no warranty or representation is made as to the accuracy thereof and same is submitted subject to errors, change of price, rental or conditions prior sale, lease or financing or withdrawal without notice

WHITESTOWN CENTER FOR SALE

34-38 Oriskany Blvd., Whitesboro, New York



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



| DEMOGRAPHICS | 3 MILE | 5 MILE | 10 MILE |
|--------------------|----------|----------|----------|
| Population | 49,548 | 108,529 | 152,359 |
| Households | 20,926 | 43,033 | 59,709 |
| Average HH Income | \$56,699 | \$62,566 | \$66,734 |
| Daytime Population | 66,220 | 122,637 | 82,955 |



5 Oxford Road
New Hartford, New York 13413

151 Northern Concourse
Syracuse, New York 13221

PaviaRealEstate.com

All information furnished, regarding property for sale, rental or financing is from sources deemed reliable, but no warranty or representation is made as to the accuracy thereof and same is submitted subject to errors, change of price, rental or conditions prior sale, lease or financing or withdrawal without notice

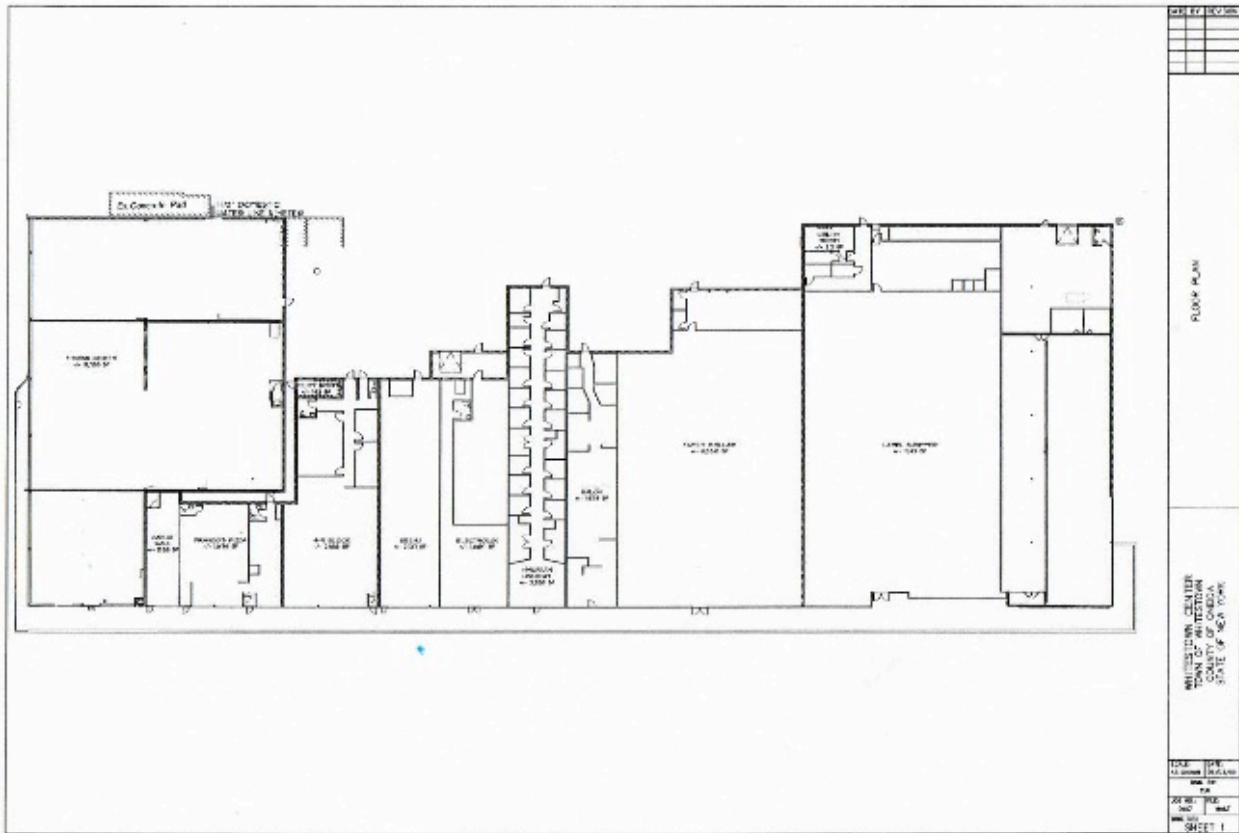
WHITESTOWN CENTER FOR SALE

34-38 Oriskany Blvd., Whitesboro, New York



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

Space Plan



5 Oxford Road
New Hartford, New York 13413

151 Northern Concourse
Syracuse, New York 13221

PaviaRealEstate.com

All information furnished, regarding property for sale, rental or financing is from sources deemed reliable, but no warranty or representation is made as to the accuracy thereof and same is submitted subject to errors, change of price, rental or conditions prior sale, lease or financing or withdrawal without notice

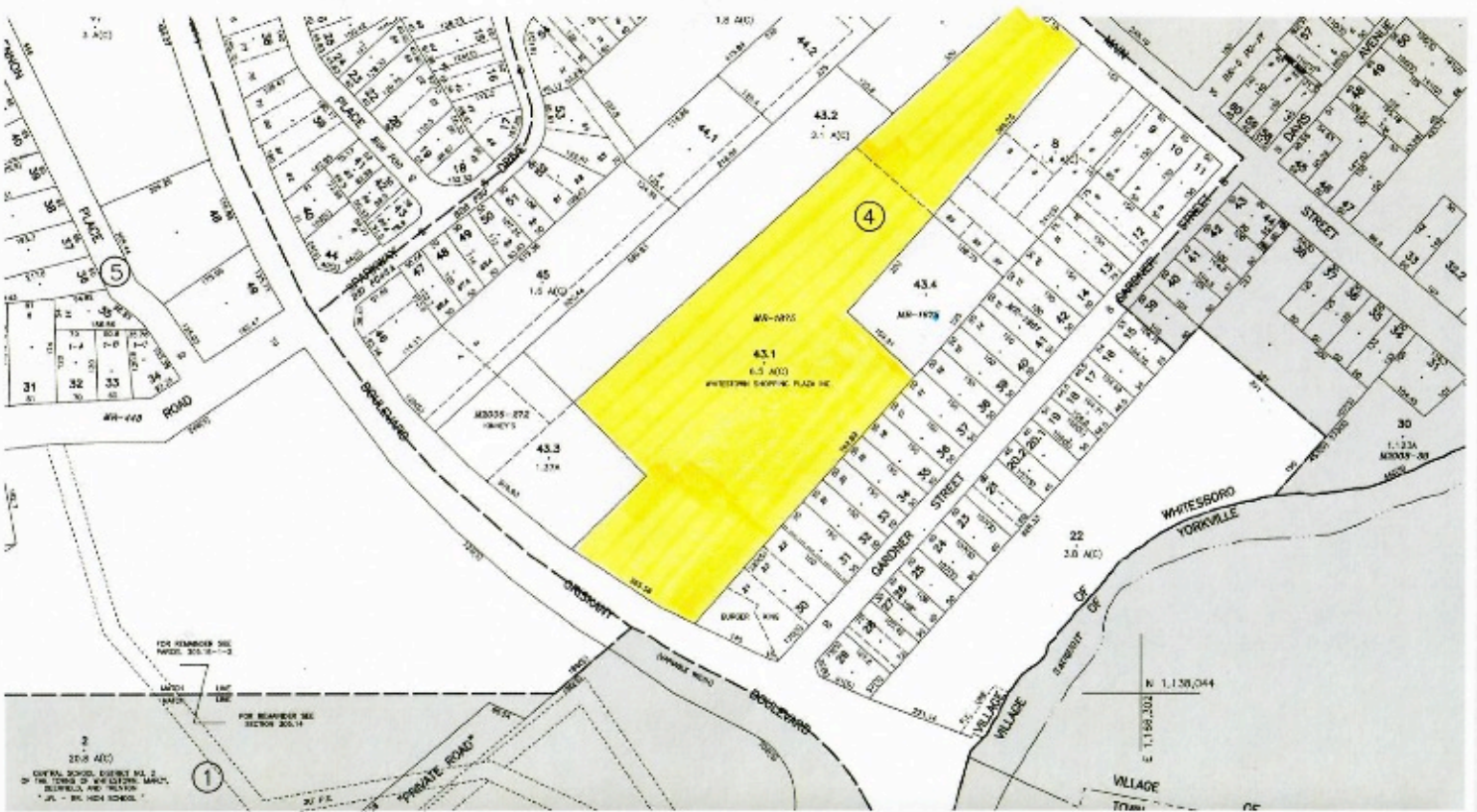
WHITESTOWN CENTER FOR SALE

34-38 Oriskany Blvd., Whitesboro, New York



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

Tax Map



5 Oxford Road
New Hartford, New York 13413

151 Northern Concourse
Syracuse, New York 13221

PaviaRealEstate.com

All information furnished, regarding property for sale, rental or financing is from sources deemed reliable, but no warranty or representation is made as to the accuracy thereof and same is submitted subject to errors, change of price, rental or conditions prior sale, lease or financing or withdrawal without notice

WHITESTOWN CENTER FOR SALE

34-38 Oriskany Blvd., Whitesboro, New York



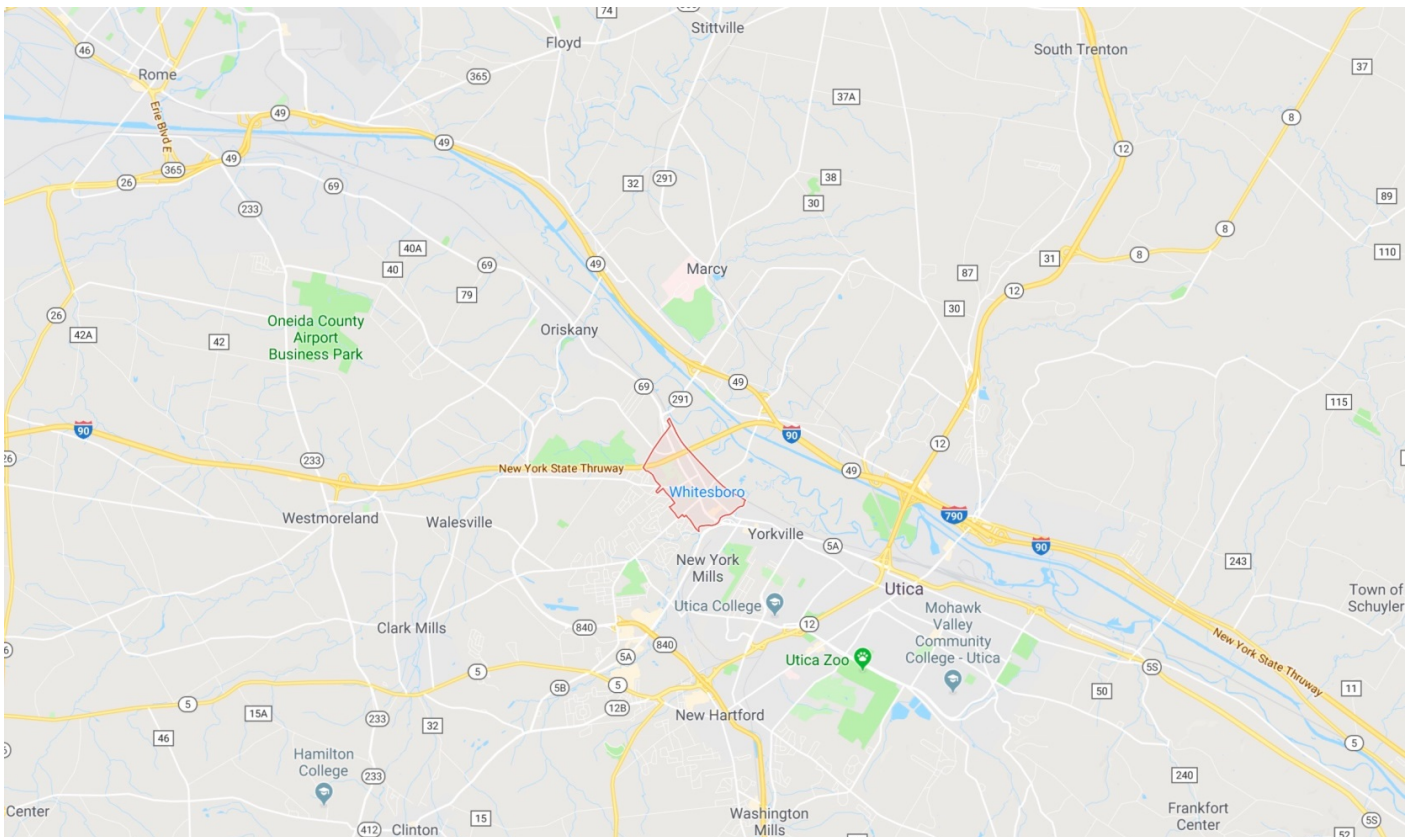
COMMERCIAL REAL ESTATE SALES | LEASING | CONSULTING | DEVELOPMENT | MANAGEMENT

About the Area

Whitesboro, New York is immediately west of Utica, New York. The New York State Thruway passes through the town located in Oneida County.

Whitestown Shopping Center is a neighborhood center situation within close proximity to Yorkville, New Hartford and Marcy with access on Oriskany Boulevard and Main Street. Major tenants include Kinney Drugs, Family Dollar and Berkshire Bank.

Whitesboro allows for easy access to Munson Williams Proctor Arts Institute, The Stanley Theatre and The Brewery District. Surrounding colleges include SUNY Polytechnic Institute, Utica College and Mohawk Valley Community College.



5 Oxford Road
New Hartford, New York 13413

151 Northern Concourse
Syracuse, New York 13221

PaviaRealEstate.com

All information furnished, regarding property for sale, rental or financing is from sources deemed reliable, but no warranty or representation is made as to the accuracy thereof and same is submitted subject to errors, change of price, rental or conditions prior sale, lease or financing or withdrawal without notice

WHITESTOWN CENTER FOR SALE

34-38 Oriskany Blvd., Whitesboro, New York



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

| | | | |
|-----------------------|----------------------|-----------------------|------------------|
| Address: | 34-38 Oriskany Blvd. | Cross Street: | Commercial Drive |
| City: | Whitesboro | Roof Type: | Flat |
| State: | New York | Zoning: | Commercial |
| Zip: | 13492 | FMV/Total Assessment: | \$ 2,115,000.00 |
| County: | Oneida | RE Taxes & CAM: | \$ 3.88 SF |
| Tax ID: | 305.014-4-43.1 | CAM: | See Above |
| Lease Type: | N/A | Space is Currently: | N/A |
| Lease Price: | N/A | No. of Floors: | 1 |
| Sale Price: | \$3,800,000.00 | Bldg. Total SF: | 53,140 +/- |
| Year Built: | 1978 | Available SF: | N/A |
| Parking Spaces: | 250 +/- | Retail: | N/A |
| Land Size/Dimensions: | 6.50 +/- Acres | Office: | N/A |
| Electricity/Amps: | TBD | Warehouse: | N/A |
| Gas Type: | Natural Gas | Other: | N/A |
| HVAC: | Yes | Loading Facilities: | N/A |
| Elevator: | N/A | Ceiling Height: | N/A |
| Sprinkler: | Yes | Traffic Count: | 23,677 |
| Water: | Public | Sewer: | Public |



5 Oxford Road
New Hartford, New York 13413

151 Northern Concourse
Syracuse, New York 13221

PaviaRealEstate.com

All information furnished, regarding property for sale, rental or financing is from sources deemed reliable, but no warranty or representation is made as to the accuracy thereof and same is submitted subject to errors, change of price, rental or conditions prior sale, lease or financing or withdrawal without notice