

FOR SALE OR LEASE | DEVELOPMENT OPPORTUNITY

3566 State Route 31, Clay, New York



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



PROPERTY HIGHLIGHTS

- ◆ Development site located on busy retail corridor
- ◆ Controlled intersection situated in front of Kimbrook Village Square
- ◆ Owner will build to suit
- ◆ High traffic
- ◆ High visibility
- ◆ AADT: 21,140 ±
- ◆ 1.8 ± acres

READY TO MAKE A DEAL? CLICK HERE NOW!



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Syracuse, New York 13212

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LATITUDE

43.17917

LONGITUDE

-76.26285



DEMOGRAPHICS

By Radius	3 Mile	5 Mile	7 Mile
Population	31,159	72,867	119,154
Households	12,164	29,663	48,735
Median HH Income	\$80,522	\$69,409	\$67,418
Daytime Population	23,368	57,366	96,176
Businesses	661	1,899	3,057
Employees	10,355	25,681	45,081

SOURCE: ESRI Report 11/12/2019

TRAFFIC COUNTS

Roadway	Volume Count
Highway 31	21,140 AADT



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PROPERTY OVERVIEW

Legal Address:	3566 State Route 31 Clay, New York 13027 Onondaga County
Nearest Cross Street:	Oswego Road
Tax Parcel ID:	052.-02-11.1
Proximity to Highway:	1.68 ± miles from NYS 481
Public Transportation Access:	Located on bus line
Parcel Size / Frontage	1.8 ± acres / 256' ± frontage
Parking Spaces	N/A
Year Built/ Last Renovated	N/A
Total Building Area:	N/A
Available Space:	1.8 ± acres
HVAC:	N/A
Sprinkler System:	N/A
Utilities:	Yes
Signage:	Yes
Ceiling Height:	N/A
Loading Facilities:	N/A
Zoning:	RC-1 Regional Commercial
Sale Price:	\$ 1,475,000.00
Lease Rate:	Lease price negotiable
Lease Type:	N-N-N
CAM/INS/RE TAXES	TBD



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