

# FOR SALE OR LEASE | OFFICE/RETAIL OR RE-DEVELOPMENT

4685 Middle Settlement Road, New Hartford, New York



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



## PROPERTY HIGHLIGHTS

- ◆ 2,604 ± SF building
- ◆ 1.14 ± acre lot
- ◆ Situated near busy retail corridor
- ◆ Controlled intersection
- ◆ High traffic
- ◆ High visibility
- ◆ Zoned General Commercial

[READY TO MAKE A DEAL? CLICK HERE NOW!](#)



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5 Oxford Road  
New Hartford, New York 13413

151 Northern Concourse  
Syracuse, New York 13212

PaviaRealEstate.com  
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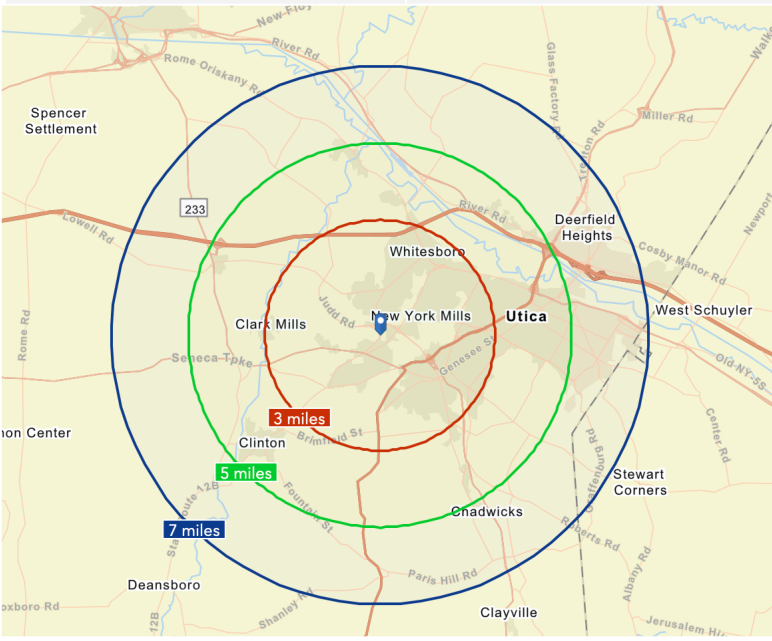


## LATITUDE

## LONGITUDE

43.08943

-75.31795



## DEMOGRAPHICS

By Radius	3 Mile	5 Mile	7 Mile
Population	39,984	93,626	124,835
Households	17,564	37,598	49,297
Median HH Income	\$58,433	\$50,315	\$50,883
Daytime Population	48,322	108,283	141,681
Businesses	1,815	3,711	4,505
Employees	29,974	60,740	75,434

SOURCE: ESRI Report 12/13/19

## TRAFFIC COUNTS

Roadway	Volume Count
Commercial Drive	26,520 AADT



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## PROPERTY OVERVIEW

Legal Address:	4685 Middle Settlement Road New Hartford, New York 13413 Oneida County
Nearest Cross Street:	Clinton Street
Tax Parcel ID:	316.000-2-42.5
Proximity to Highway:	.14 ± miles from Route 840
Public Transportation Access:	Located on bus line
Parcel Size / Frontage	1.14 ± acres
Parking Spaces	10 ±
Year Built/ Last Renovated	1963
Total Building Area:	2,604 ± SF
Available Space:	2,604 ± SF
HVAC:	Yes
Sprinkler System:	No
Utilities:	Public gas, sewer, water & electric
Signage:	Yes
Ceiling Height:	N/A
Loading Facilities:	N/A
Zoning:	C1-General Commercial District
Sale Price:	\$ 409,000.00
Lease Rate:	\$ 40,000 annually
Lease Type:	N-N-N
RE TAXES:	\$ 7,717.50



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