

# SOUTH PLAZA | FOR SALE

State Highway 12 South, Norwich, New York



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



## PROPERTY HIGHLIGHTS

This Tractor Supply anchored center is also the home of Peebles, Dollar General, Aaron's, Save-a-Lot, Real Deals, Label Shopper and Plaza Lanes. 90% occupancy and Burger King out parcel can be added to the acquisition.

## KEY TENANTS

- ☐ Peebles
- ☐ Tractor Supply
- ☐ Real Deals
- ☐ Dollar General
- ☐ Save a Lot

Dominic Pavia, President  
Licensed Real Estate Broker  
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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 MILE	5 MILE	10 MILE
Population	10,500	13,165	23,791
Households	4,335	5,374	9,590
Average HH Income	\$60,523	\$61,189	\$62,480
Daytime Population	15,879	17,926	25,954



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## SURVEY

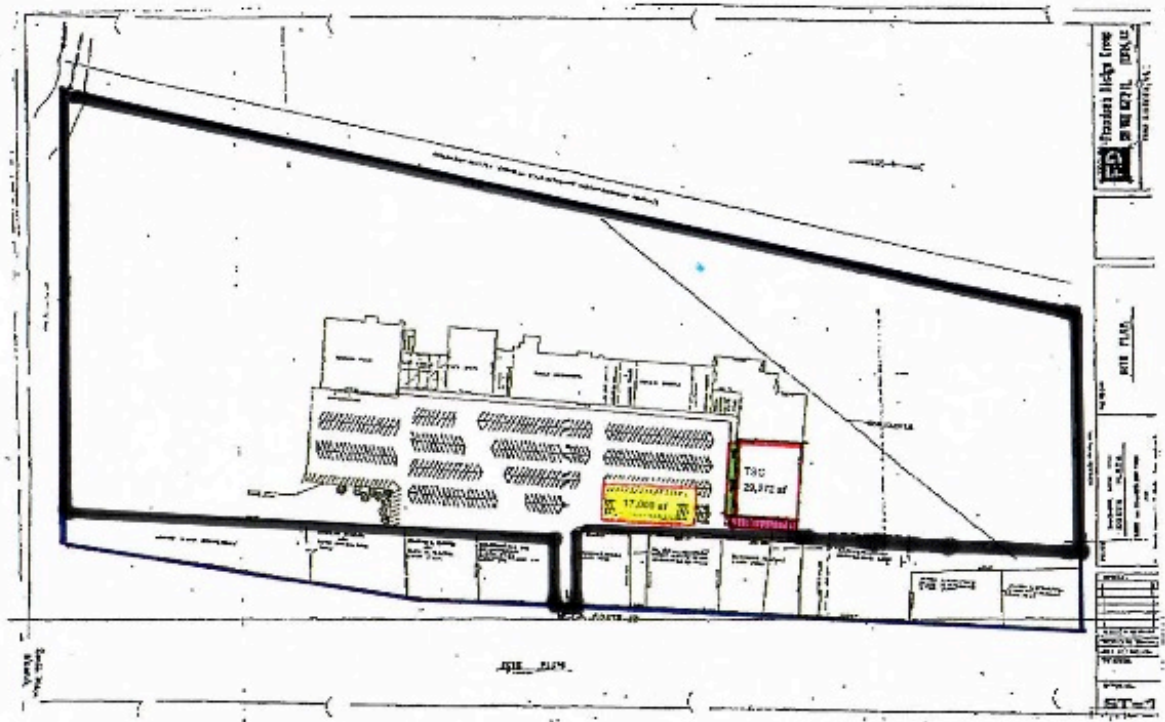
- Shopping Center
- Demised Premises
- Fenced Outdoor Display Area
- Permanent Trailer & Equipment Display Area
- Permanent Sidewalk Display Area

Site Plan Approved by:

Tenants: Clay Toker, Y.P. Real Estate

Landlord:

Exhibit 'A'



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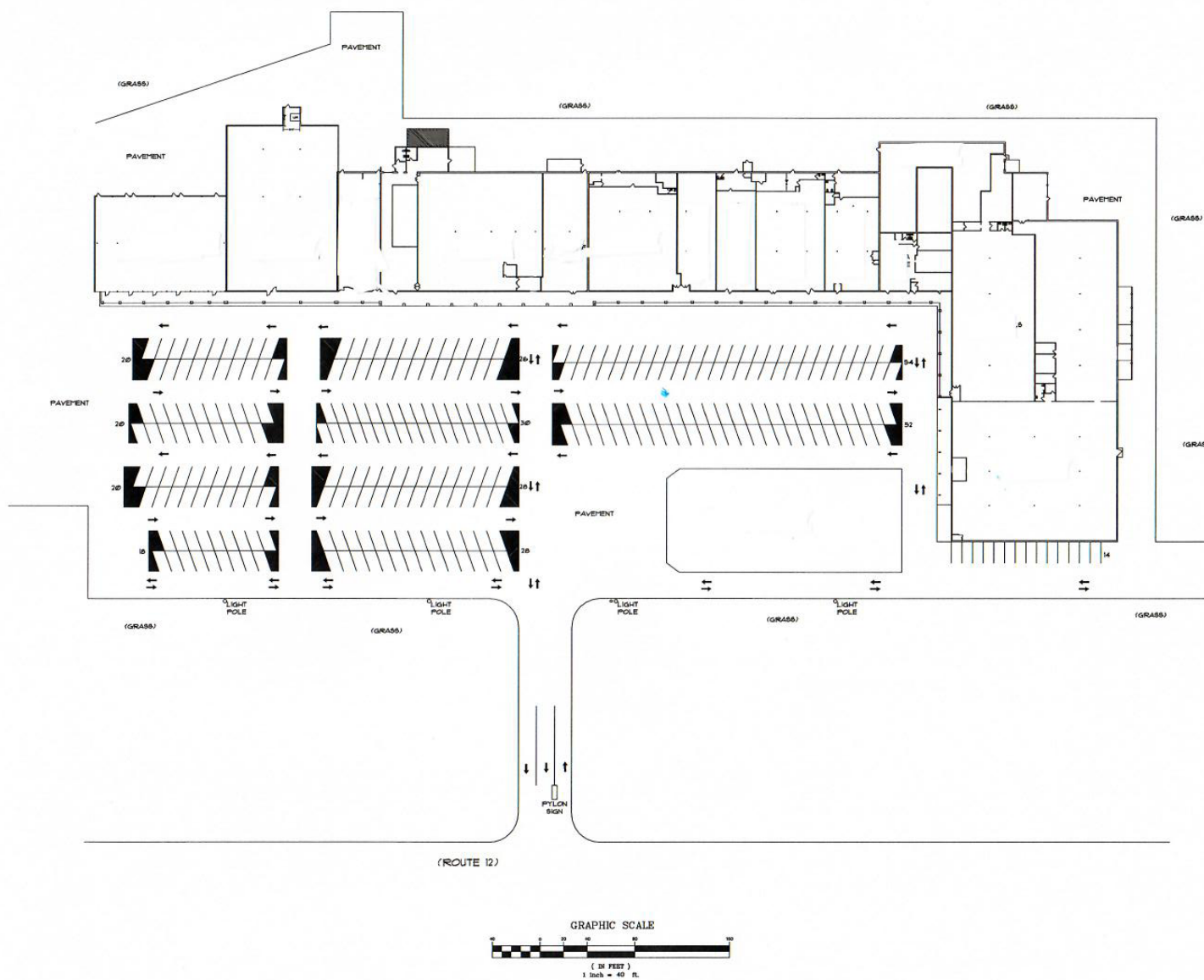
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## Site Plan



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## About the Area

Norwich, New York lies near the center of the triangle that can be drawn connecting the cities of Syracuse, Albany and Binghamton, along Interstates 90, 88 and 81. The City is located in Chenango County at the intersection of New York State Route 12 and New York State Route 23.

South Plaza is strategically located in the heart of the retail corridor, major tenants include Join Peebles, Tractor Supply, Dollar General and Save-a-Lot.

If you're looking to get away from the crowds and craziness of the city, Chenango County in Upstate New York, is the destination you seek. It has long been the destination for agribusiness, museums, shopping, dining, manufacturing, and simply relaxing. It's filled with contrasts: old and new, country charm and modern sophistication. You will likely see one of several houses of worship, a craft or art gallery, assorted restaurants, and many clothing and gift shops. For visitors, there are motels and B&Bs to offer comfortable lodging while visiting relatives, catching a performance at the Chenango Arts Council.

There's also the Museum District, home to the Bullthistle Model Railroad Society Museum, the Northeast Classic Car Museum and the Chenango County Historical Museum.

There's so much to see and do, you'll love your visit to Norwich, New York!



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Address:	State Highway 12 South	Cross Street:	N/A
City:	Norwich	Roof Type:	Flat
State:	New York	Zoning:	Commercial
Zip:	13815	Total Assessment:	TBD
County:	Chenango	RE Taxes & CAM:	\$2.00 SF
Tax ID:	TBD	CAM:	See Above
Lease Type:	N/A	Space is Currently:	Occupied
Lease Price:	N/A	No. of Floors:	1
Sale Price:	\$6,069,800.00	Bldg. Total SF:	145,180 +/- SF
Year Built:	TBD	Available SF:	N/A
Parking Spaces:	500 +/-	Retail:	N/A
Land Size/Dimensions:	TBD	Office:	N/A
Electricity/Amps:	TBD	Warehouse:	N/A
Gas Type:	TBD	Other:	N/A
HVAC:	Yes	Loading Facilities:	No
Elevator:	N/A	Ceiling Height:	TBD
Sprinkler:	No	Traffic Count:	TBD
Water:	Public	Sewer:	Public



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