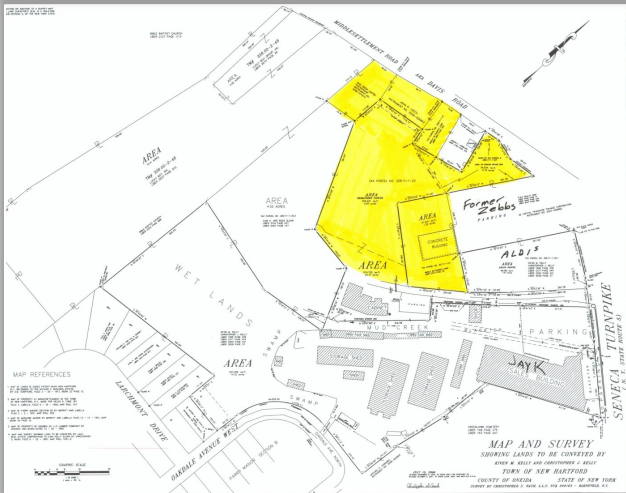


FOR SALE OR LEASE | DEVELOPMENT OPPORTUNITY

4464 Middle Settlement, New Hartford, New York



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PROPERTY HIGHLIGHTS

Parcel Size: 7 ± acres

Frontage: 500' ±

Zoning: Retail Business

Sale Price: \$699,000.00

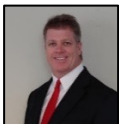
Lease Price: TBD

Lease Type: NNN

Tax ID: 328.011-1-22, 328.001-1-23 and 328.001-1-6

Comments: Join Jay-K Lumber, Aldi's & former Zebb's Grill & Bar on busy retail corridor with access to signalized entrance on Seneca Turnpike.

Adjacent land available.



Patrick V. Agen
Licensed Associate Real Estate Broker
315.736.1555 x 304
pvagen@PaviaRealEstate.com

READY TO MAKE A DEAL? CLICK HERE NOW!



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New Hartford, New York 13413

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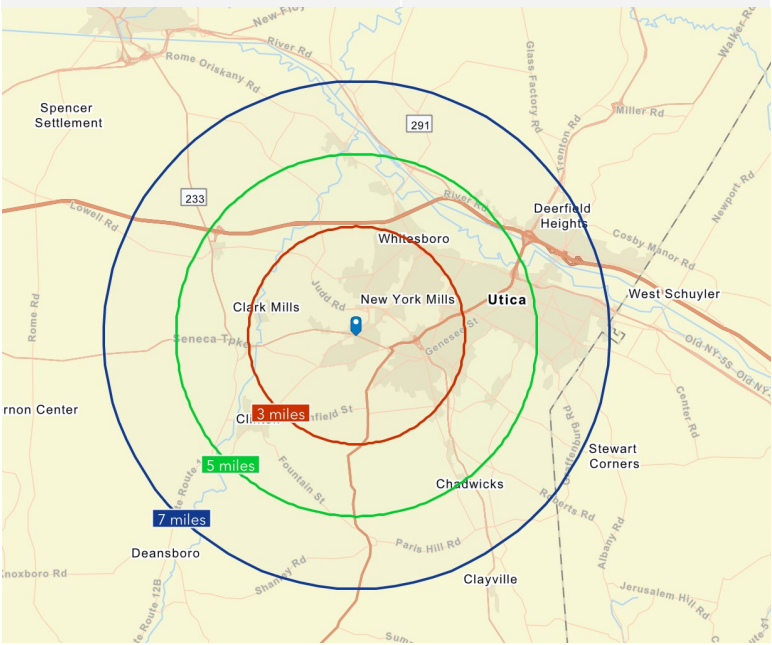
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LATITUDE LONGITUDE

43.08170

-75.32875



DEMOGRAPHICS

By Radius	3 Mile	5 Mile	7 Mile
Population	32,301	85,901	125,026
Households	13,855	35,135	48,879
Median HH Income	\$61,334	\$51,179	\$50,653
Daytime Population	41,855	98,506	139,790
Businesses	1,493	3,366	4,468
Employees	25,752	53,879	74,783

SOURCE: ESRI Report 2/21/2020

TRAFFIC COUNTS

Roadway	Volume Count
Commercial Drive	29,990 AADT



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