FOR SALE OR LEASE | DEVELOPMENT OPPORTUNITY

4464 Middle Settlement, New Hartford, New York



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







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

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.

READY TO MAKE A DEAL? CLICK HERE NOW!



5 Oxford Road New Hartford, New York 13413 151 Northern Concourse Syracuse, New York 13212 PaviaRealEstate.com MAIN: 315.736.1555

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

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LATITUDE LONGITUDE 43.08170 -75.32875 Spencer Settlement 291 233 Deer Hei Whitesboro West Schuyler York Mil Utica New Cla k Mills rnon Center Stewart Corners ick Clayville

DEMOGRAPHICS

TRAFFIC COUNTS

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

Roadway	Volume Count	
Commercial Drive	29,990 AADT	
1 Northern Concourse racuse, New York 13212	PaviaRealEstate.com MAIN: 315.736.1555	



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