

# FOR LEASE | MIXED USE PROPERTY

4676 Commercial Drive, New Hartford, New York



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



## PROPERTY HIGHLIGHTS

Available Space: 1,200 ±, 4,800 ± SF or 6,000 ± SF of combined

Retail/Office space, 9,000 ± SF and ± 11,500 SF storage facility

Parking Spaces: 25 ±

Lease Price: \$12.00 - \$20.00 SF Retail/Office, \$3.50 SF Storage Facility

Lease Type: Net of Utilities

CAM/INS/Taxes: Increases over base year

**Comments:** Retail/office space available for lease located in the middle of New Hartford's retail corridor. Surrounding retailers include Big Lots, At Home, Olive Garden, Moe's Southwest Grill, and Men's Warehouse. Storage facility also available at site.



**Carole L. Iseneker**  
Licensed Real Estate Salesperson  
315.736.1555 x 305  
[carole@PaviaRealEstate.com](mailto:carole@PaviaRealEstate.com)



**John N. Jweid**  
Licensed Associate Real Estate Broker  
315.736.1555 x301  
[jjweid@PaviaRealEstate.com](mailto:jjweid@PaviaRealEstate.com)

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5 Oxford Road  
New Hartford, New York 13413

151 Northern Concourse  
Syracuse, New York 13212

[PaviaRealEstate.com](http://PaviaRealEstate.com)  
MAIN: 315.736.1555

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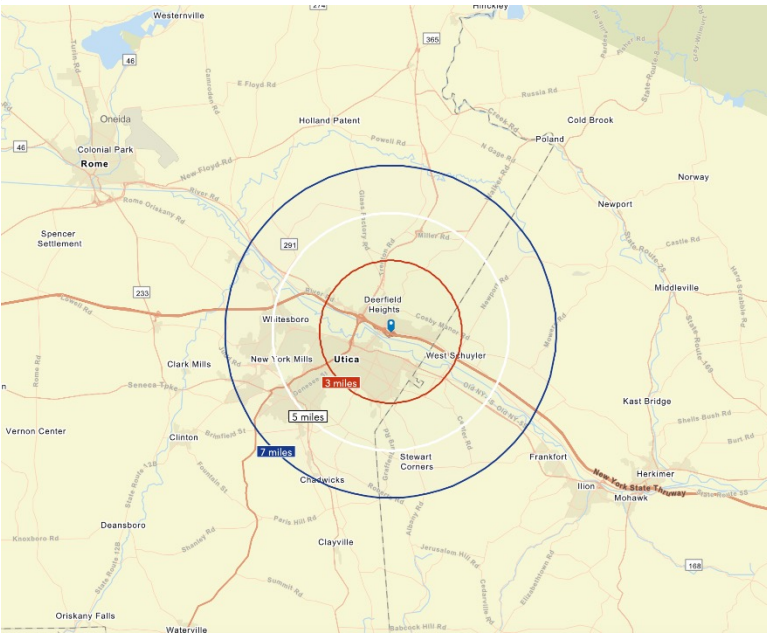


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**LATITUDE**  
43.08893

**LONGITUDE**  
-75.31124



## DEMOGRAPHICS

By Radius	3 Mile	5 Mile	7 Mile
Population	45,103	98,001	127,495
Households	19,651	39,505	50,187
Median HH Income	\$56,697	\$48,116	\$50,707
Daytime Population	53,877	106,924	136,827
Businesses	1,854	3,628	4,331
Employees	33,429	59,716	73,154

SOURCE: ESRI Report 6/22/2021

## TRAFFIC COUNTS

Roadway	Volume Count
Commercial Drive	18,689 AADT



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