

# FOR LEASE | RETAIL OR OFFICE SPACE

4685 Middle Settlement Road, New Hartford, New York



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



## PROPERTY HIGHLIGHTS

Available Space: 750 – 4,600 ± SF

Parking Spaces: 28 ±

Zoning: Commercial (C)-Commercial

Tax Parcel ID: 316.000-2-42.5 & 42.6

Lease Price: \$15.00 SF includes vanilla shell

Lease Type: NNN

CAM/INS/Taxes: TBD/ \$1.79 ± psf

**Comments:** Retail or Office space available with high traffic & visibility.

Adjacent to Lowe's Home Improvement and within close proximity to Commercial Drive retail corridor. 12,172 ± AADT on Middle Settlement Road & 4,550 ± AADT on Clinton Street.

**[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

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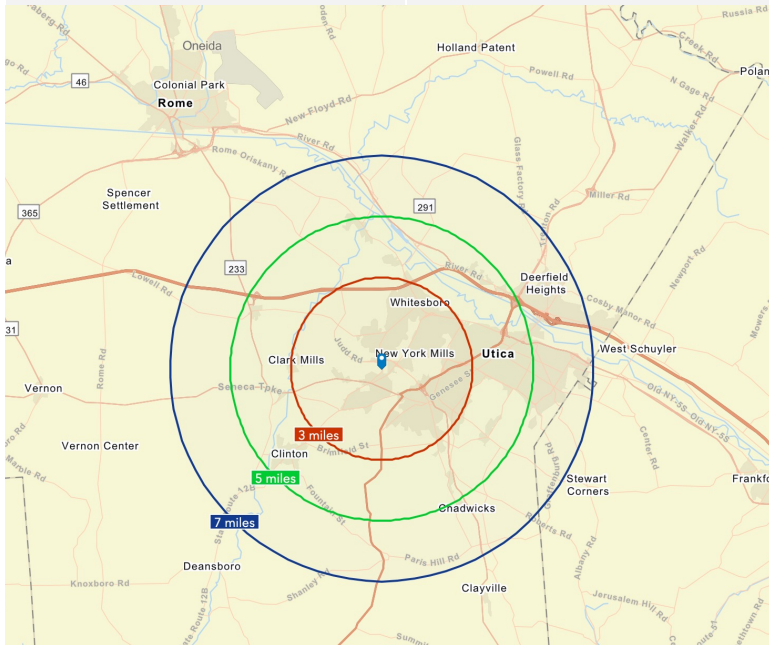


## LATITUDE

43.08941

## LONGITUDE

-75.31844



## DEMOGRAPHICS

By Radius	3 Mile	5 Mile	7 Mile
Population	38,364	91,306	125,229
Households	17,069	37,184	49,496
Median HH Income	\$62,710	\$52,965	\$53,574
Daytime Population	45,427	99,804	134,402
Businesses	1,762	3,541	4,349
Employees	29,724	58,546	75,115

SOURCE: ESRI Report 9/10/2021

## TRAFFIC COUNTS

Roadway	Volume Count
Commercial Drive	18,689 AADT



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