

FOR LEASE | DEVELOPMENT OPPORTUNITY

4524 Commercial Drive, New Hartford, New York



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



DEMOGRAPHICS

By Radius	3 Mile	5 Mile	7 Mile
Population	36,058	87,710	124,679
Households	15,935	36,541	49,271
Median HH Income	\$64,986	\$53,504	\$53,504
Daytime Population	62,840	119,761	144,076
Businesses	1,786	3,450	4,338
Employees	29,298	56,788	74,945

SOURCE: ESRI Report 5/9/2022

TRAFFIC COUNTS

Roadway	Volume Count
Commercial Drive	24,163 AADT

PROPERTY HIGHLIGHTS

Parcel Size: 2.08 ± acres

Zoning: C-3

Tax Parcel ID: 328.008-1-12.5

Lease Price: Negotiable

Lease Type: NNN

CAM/INS/Taxes: Tenant

Comments: Development site located in the heart of the retail district at a signalized intersection and entrance to Sangertown Square Mall.

Major retailers include Target, Bosco's, Dick's Sporting Goods and many more.



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