## FOR LEASE | GROUND LEASE OPPORTUNITY

8548 Seneca Turnpike, New Hartford, New York



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







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5 Oxford Road New Hartford, New York 13413

## **PROPERTY HIGHLIGHTS**

Available Space: 5,016 ± SF Parcel Size: 1.1 ± acres Parking Spaces: 65 ± Zoning: Retail Business Tax Parcel ID: 328.012-2-14 Lease Price: \$75,000.00 Annually Lease Type: NNN CAM/INS/Taxes: Tenant **Comments:** Ground lease opportunity on busy retail corridor. High traffic and visibility. Renovated in 2016, currently operating as Boil Shack. 30,095 ± vehicles daily.

READY TO MAKE A DEAL? CLICK HERE NOW!

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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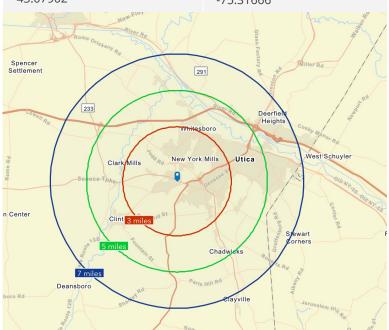


## LATITUDE

LONGITUDE

43.07902

-75.31666



DEMOGRAPHICS

By Radius	3 Mile	5 Mile	7 Mile
Population	36,215	89,586	125,144
Households	16,049	37,187	50,108
Median HH Income	\$72,677	\$56,208	\$56,846
Daytime Population	44,119	99,865	135,476
Businesses	1,675	3,531	4,456
Employees	28,981	55,075	73,671

SOURCE: ESRI Report 8/25/22

TRAFFIC COUNTS		
Roadway	Volume Count	
Seneca Turnpike	19,643 AADT	
 1 Northern Concourse racuse, New York 13221	PaviaRealEstate.com MAIN: 315.736.1555	



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