

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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New Hartford, New York 13413

151 Northern Concourse
Syracuse, New York 13212

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RETAILER	VISITS/YR	US RANK	PERCENTILE	NY RANK	PERCENTILE	15 MI RANK	PERCENTILE
Panera Bread	581,000	2/1814	99	1/87	99	1/1	100
Applebee's	354,800	37/1510	97	4/81	96	1/3	100
Five Guys	167,000	73/1145	93	9/55	85	1/2	100
Starbucks	332,500	129/6602	98	9/164	95	1/1	100
Chipotle	195,600	264/2367	88	26/97	74	1/1	100
Moe's Southwest Grill	176,700	20/462	95	3/49	95	1/2	100
Dunkin'	85,500	1215/5861	79	193/705	72	4/14	78
Barnes & Noble	380,300	101/462	78	4/22	86	1/1	100
Target	2,000,000	172/1799	90	14/72	81	1/1	100
Kohl's	700,700	54/1152	95	13/49	75	1/1	100
Hobby Lobby	342,200	443/914	51	6/19	73	1/1	100
Walmart	2,700,000	203/3885	94	12/96	88	1/3	100
TJ Maxx	638,500	140/1125	87	11/61	83	1/1	100
Market 32	747,900	25/126	80	15/76	81	1/4	100
Hannaford	753,300	54/182	70	7/50	88	2/5	80
ALDI	354,800	166/2016	91	17/109	85	1/4	100



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