

# INVESTMENT OPPORTUNITY | THE ORCHARD

Clinton Street, New Hartford, New York 13413



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



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



**PAVIA**  
REAL ESTATE SERVICES

5 Oxford Road  
New Hartford, New York 13413

151 Northern Concourse  
Syracuse, New York 13212

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



**Dominic Pavia, President**  
Licensed Real Estate Broker  
315.736.1555 x300 Office  
[Dpavia@PaviaRealEstate.com](mailto:Dpavia@PaviaRealEstate.com)



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- Three parcels consisting of 4 buildings totaling 39,414 +/- SF
- Located within The Orchard, a 259,391 +/- SF mixed-use center
- Co-tenancy with Kohl's, Marquee Cinema, Pizzeria Uno and Ninety-Nine
- The Orchard is strategically located within a trade area serving 250,000
- 100% Occupancy
- Out-parcel included for upside
- Asking \$6,500,000.00



## DEMOGRAPHICS

By Radius	3 Mile	5 Mile	7 Mile
Population	40,633	92,905	125,649
Households	18,284	38,575	50,638
Median HH Income	\$64,387	\$55,742	\$56,782
Daytime Population	50,689	102,939	136,091
Businesses	1,811	3,588	4,351
Employees	31,668	58,619	74,820

SOURCE: ESRI Report 09/22/2023



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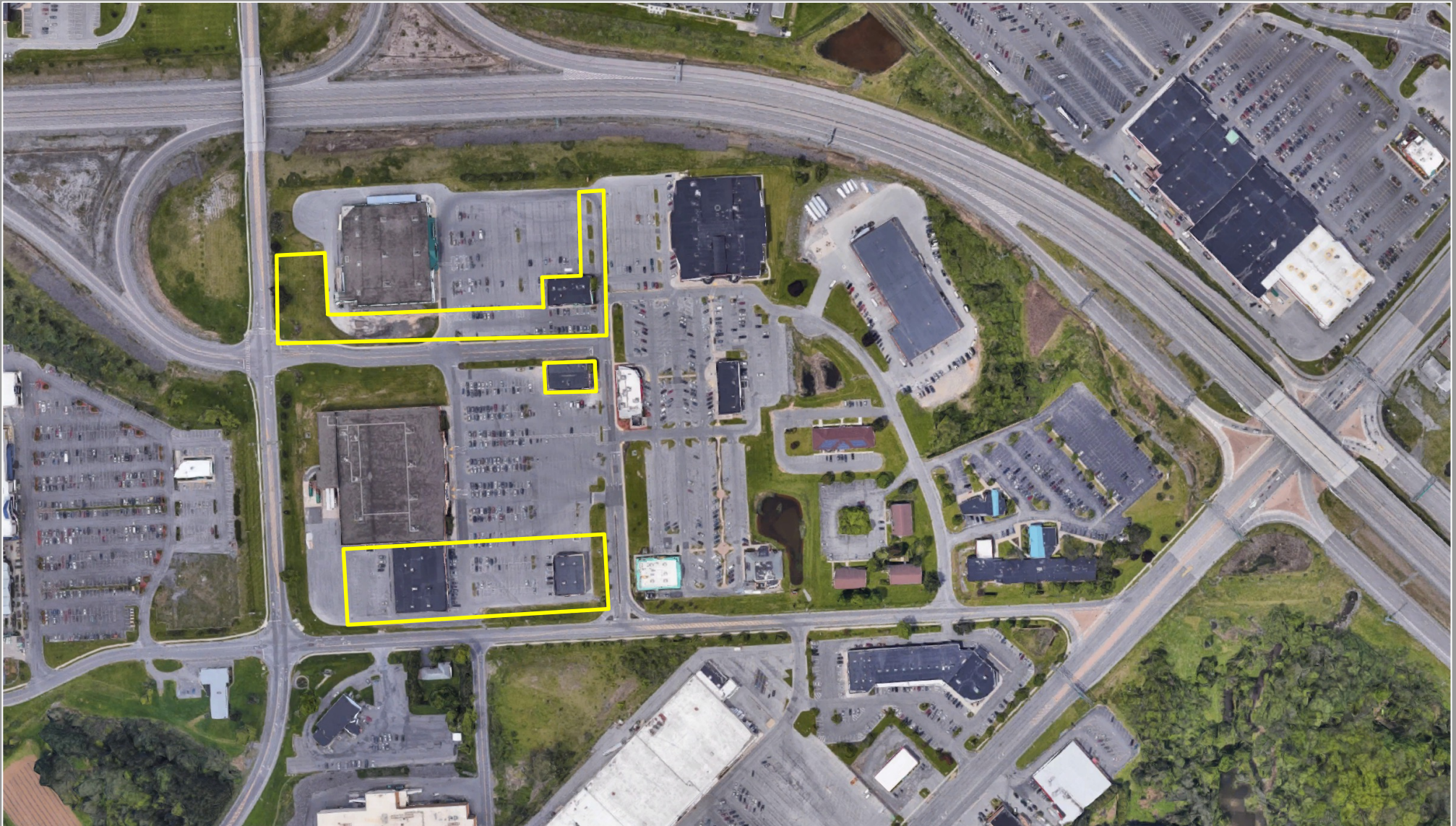


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