

FOR SALE OR LEASE | PAD SITE

105-107 S. Washington Street, Herkimer, New York



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PROPERTY HIGHLIGHTS

- Parcel Size: .81 ± acres
- Zoning: Commercial
- Tax Parcel ID: 120.25-3-3
- Sale Price: \$600,000.00
- Lease Price: \$80,000.00 Annually
- Lease Type: NNN
- Taxes: Tenant



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Comments: Pad Site located on a busy retail corridor in Downtown Herkimer. Minutes to the NYS Thruway. Shared tenancy with T Mobile, WellNow Urgent Care and Pristine Auto Wash. Daily traffic count on NY Route 5 is 25,627 ±.

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5 Oxford Road
New Hartford, New York 13413

151 Northern Concourse
Syracuse, New York 13212

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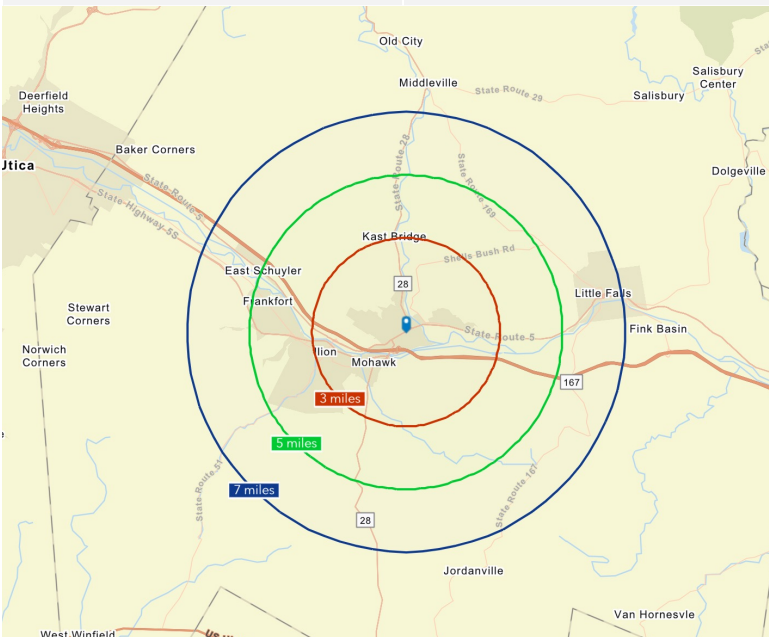


LATITUDE

LONGITUDE

43.02590

-74.98397



DEMOGRAPHICS

By Radius	3 Mile	5 Mile	7 Mile
Population	14,838	26,190	33,694
Households	6,410	11,187	14,429
Median HH Income	\$52,904	\$59,051	\$58,738
Daytime Population	15,880	23,023	29,154
Businesses	686	887	1,124
Employees	8,981	10,933	13,600

SOURCE: ESRI Report 1/5/2024

TRAFFIC COUNTS

Roadway	Volume Count
NYS Route 5	26,627 AADT



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