



PROPERTY FEATURES

- 2.95+/- acre development site zoned General Commercial
- 227' Route 31 Road Frontage
- Site is $1/2$ mile from I-81 and 3 miles from Micron
- High visibility site across from CNS High School
- Located on main retail corridor

CONTACT EXCLUSIVE AGENTS:

Stephen W. Saleski

Associate Real Estate Broker

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ssaleski@suttoncos.com

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525 Plum Street, Suite 100

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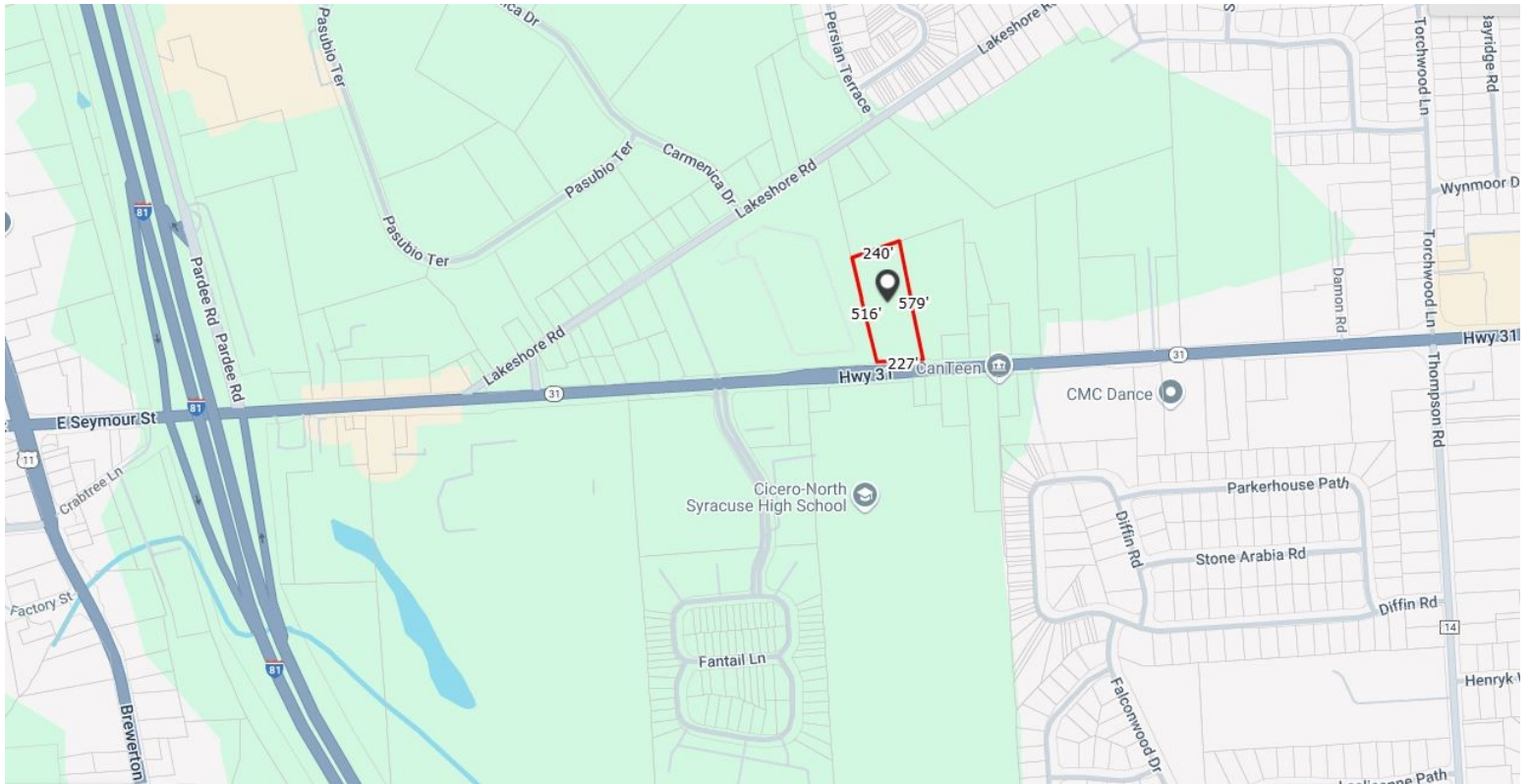
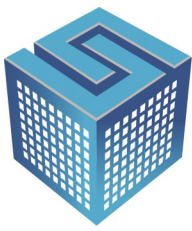
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DEMOGRAPHICS

	1 Mile	3 Mile	5 Mile
Population	5,900	27,117	55,256
Households	2,350	10,745	22,669
Average Household Income	\$105,558	\$95,713	\$86,033

Source: STDB

TRAFFIC COUNTS

- Interstate 81—46,700
- Route 11—26,200
- Route 31—12,600

Source: STDB

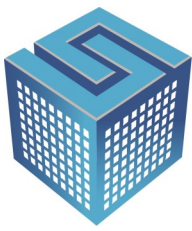
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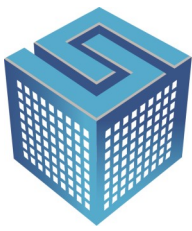
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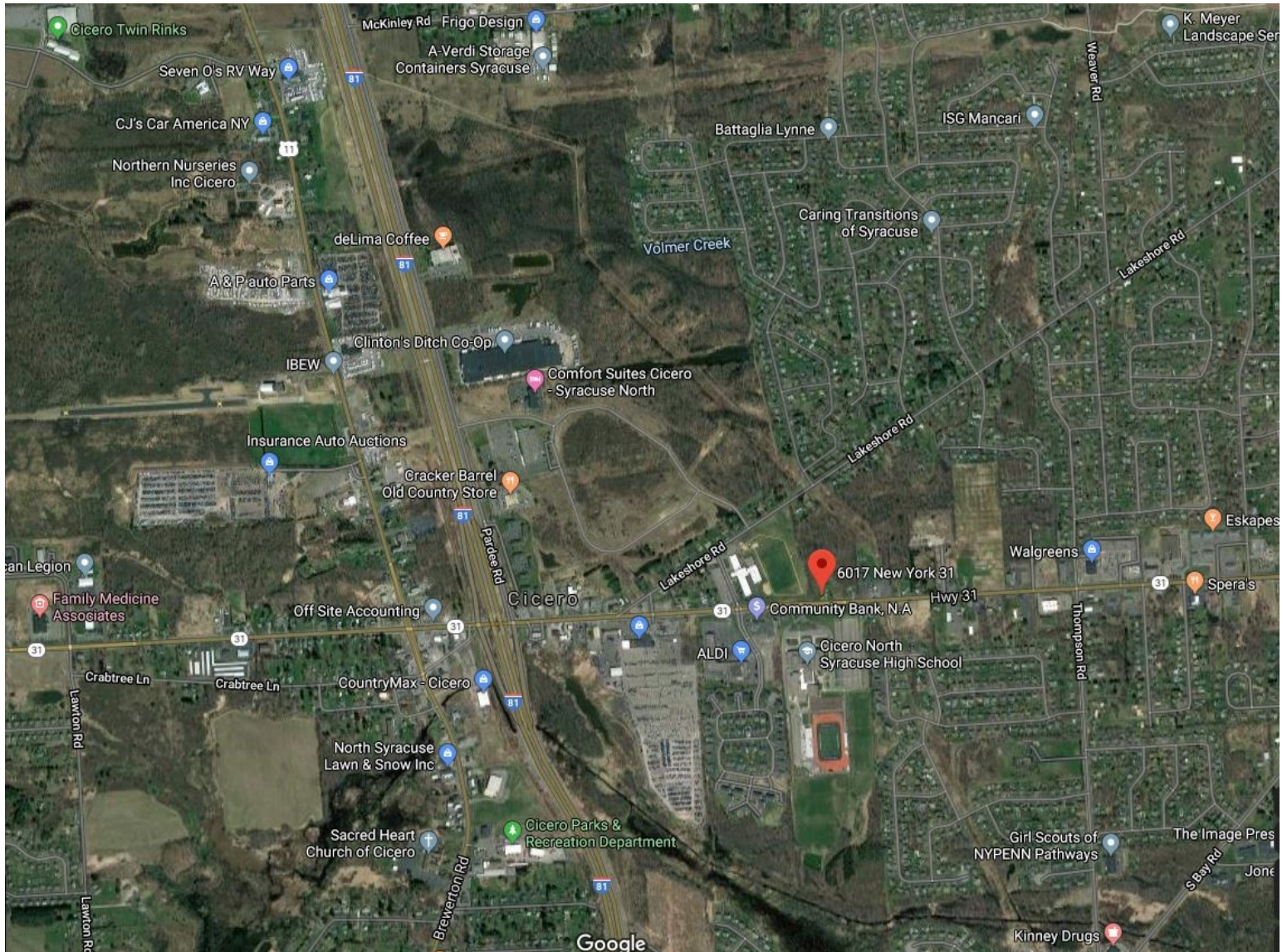
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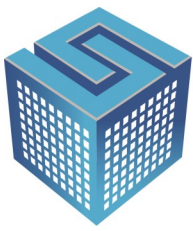
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