

# LAND | FOR SALE



## State Fair Boulevard & Smelkoff Road, Syracuse, NY 13209



### CONTACT EXCLUSIVE AGENT:



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### SUTTON REAL ESTATE COMPANY

525 Plum Street, Suite 100  
Syracuse, New York 13204  
(315) 424-1111 (Main)  
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# PROPERTY FEATURES

- Motivated Seller - Calling for Offers on this 1.55 +/- Acre Corner Parcel
- Zoned for Retail, Office, or Residential, ¼ mile from the NYS Fairgrounds
- Low-cost Solvay Electric and all other utilities available
- 304' on State Fair Blvd, close to I-690 and I-90 (NYS Thruway)

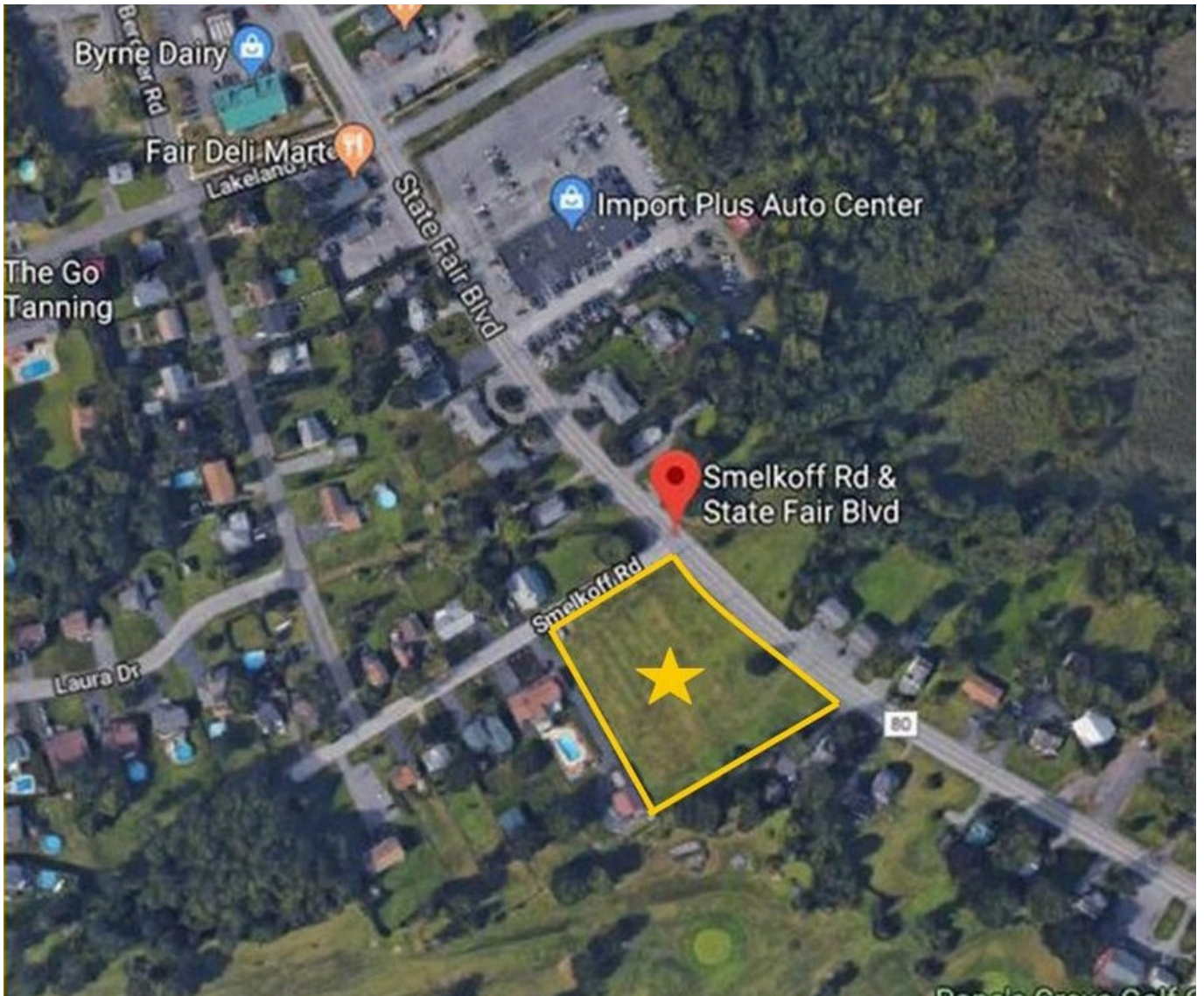


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DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
<b>Population</b>	1,543	34,628	141,369
<b>Households</b>	673	15,190	60,955
<b>Average Household Income</b>	\$77,232	\$81,385	\$77,621

Source: ERSI 2024

TRAFFIC COUNTS
<b>State Fair Boulevard: 5,568</b>
<b>I-690: 46,245</b>
<b>Rt. 695: 47,517</b>

Source: NYS DOT

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FOR MORE  
**INFORMATION**  
PLEASE CONTACT



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