

PROPERTY FEATURES

- 1.55+/- Acre corner parcel zoned Commercial B
- Retail or Office
- Approvals in place for up to 15,000 SF office space
- 304' frontage on State Fair Blvd.
- Located 1/2 mile from New York State Fairgrounds
- Low cost Solvay Electric power
- Close to I-690 & I-90 (NYS Thruway)

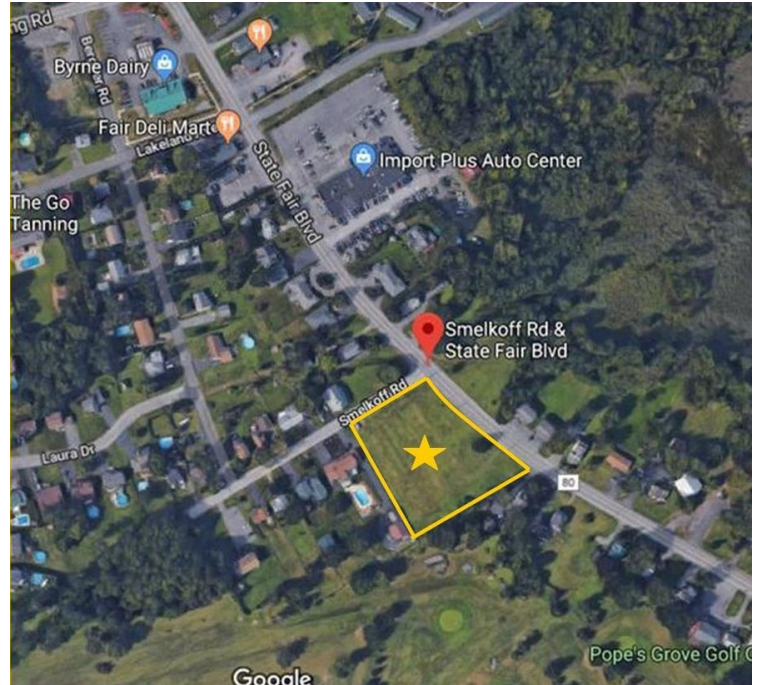
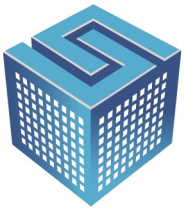
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DEMOGRAPHICS

	1 Mile	3 Mile	5 Mile
Population	1,653	35,541	144,347
Households	678	15,471	60,968
Median Household Income	\$74,446	\$69,933	\$68,601

Source: ESRI 2019

TRAFFIC COUNTS

- State Fair Blvd — 6,819
- I-690 — 53,537

Source: NYS DOT

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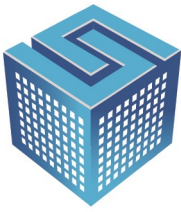
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