



**SUTTON**  
REAL ESTATE COMPANY

**FOR SALE**  
**REDEVELOPMENT OR BUSINESS OPPORTUNITY**

3965 Port Street, Pulaski, NY 13142



## PROPERTY FEATURES

- Business or Redevelopment opportunity in Oswego County, Pulaski, NY
- Two parcels totaling 1.11 acres with 94' of frontage on Route 13 (Port St.) near the Salmon River
- Recently renovated diner with all new equipment, mechanicals, interior and roof
- Turnkey, operating and profitable business
- Location and size ideal for redevelopment
- Tourism from salmon fishing on Salmon River and Lake Ontario generate year-round traffic

### CONTACT EXCLUSIVE AGENT:

**Stephen Saleski**

*Real Estate Associate Broker*

(M): 315.727.3103

[ssaleski@suttoncos.com](mailto:ssaleski@suttoncos.com)

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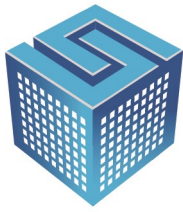
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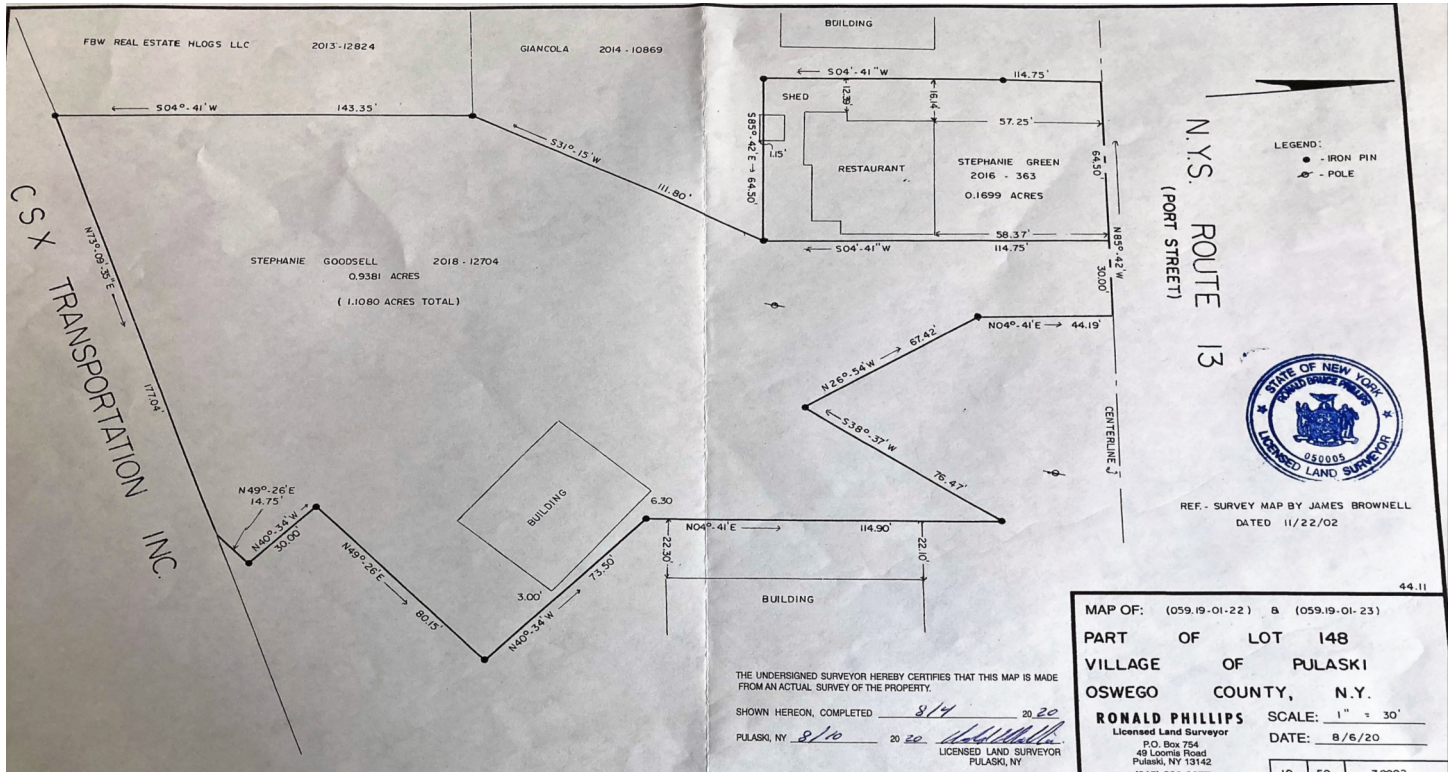
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## DEMOGRAPHICS

	1 Mile	3 Mile	5 Mile
<b>Population</b>	2,243	3,627	6,508
<b>Households</b>	993	1,496	2,558
<b>Average Household Income</b>	\$35,912	\$38,596	\$46,548

Source: CoStar

## TRAFFIC COUNTS

- Route 13 — 2,249
- Route 11 — 7,936
- S. Jefferson St — 2,491

Source: NYS DOT 2019

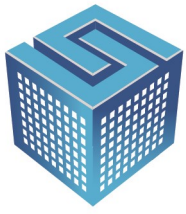
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