

PROPERTY FEATURES

- 4 +/- acres available for sale or lease
- Great for retail, visible from I-81
- Zoned general commercial
- All utilities to the site
- Phase 1 available
- Access from Pardee Road & Carmenica Drive
- Located close to Routes 31 & 11, easy access to I-81
- Parcels can be purchased or leased separately

CONTACT EXCLUSIVE AGENTS:

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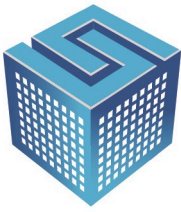
SUTTON REAL ESTATE COMPANY

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DEMOGRAPHICS

| | 1 Mile | 5 Mile | 10 Mile |
|-------------------------|----------|----------|----------|
| Population | 3,428 | 59,790 | 277,469 |
| Households | 1,371 | 23,869 | 114,434 |
| Median HH Income | \$89,389 | \$79,623 | \$64,730 |
| Businesses | 173 | 2,275 | 14,702 |

Source: ESRI Report

TRAFFIC COUNTS

- I-81 North—42,857
- I-81 North Exit —3,773
- Pardee Road—7,507
- Lakeshore Road—3,050
- Route 31—12,612

Source: NYSDOY

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