



PROPERTY FEATURES

- Village of Pulaski 4,040+/- SF warehouse with 148' frontage on Route 11 (N. Jefferson St)
- Zoned Commercial—B-2 which allows for many commercial or residential uses
- Corner location provides easy access from side street and great visibility
- One 14' x 12' and two 10' X 8' drive in doors with ability to create loading dock
- Public water and sewer with natural gas available
- Tourism from the Salmon River, Lake Ontario and snowmobiling provide year-round traffic

CONTACT EXCLUSIVE AGENT:

Stephen Saleski

Real Estate Associate Broker

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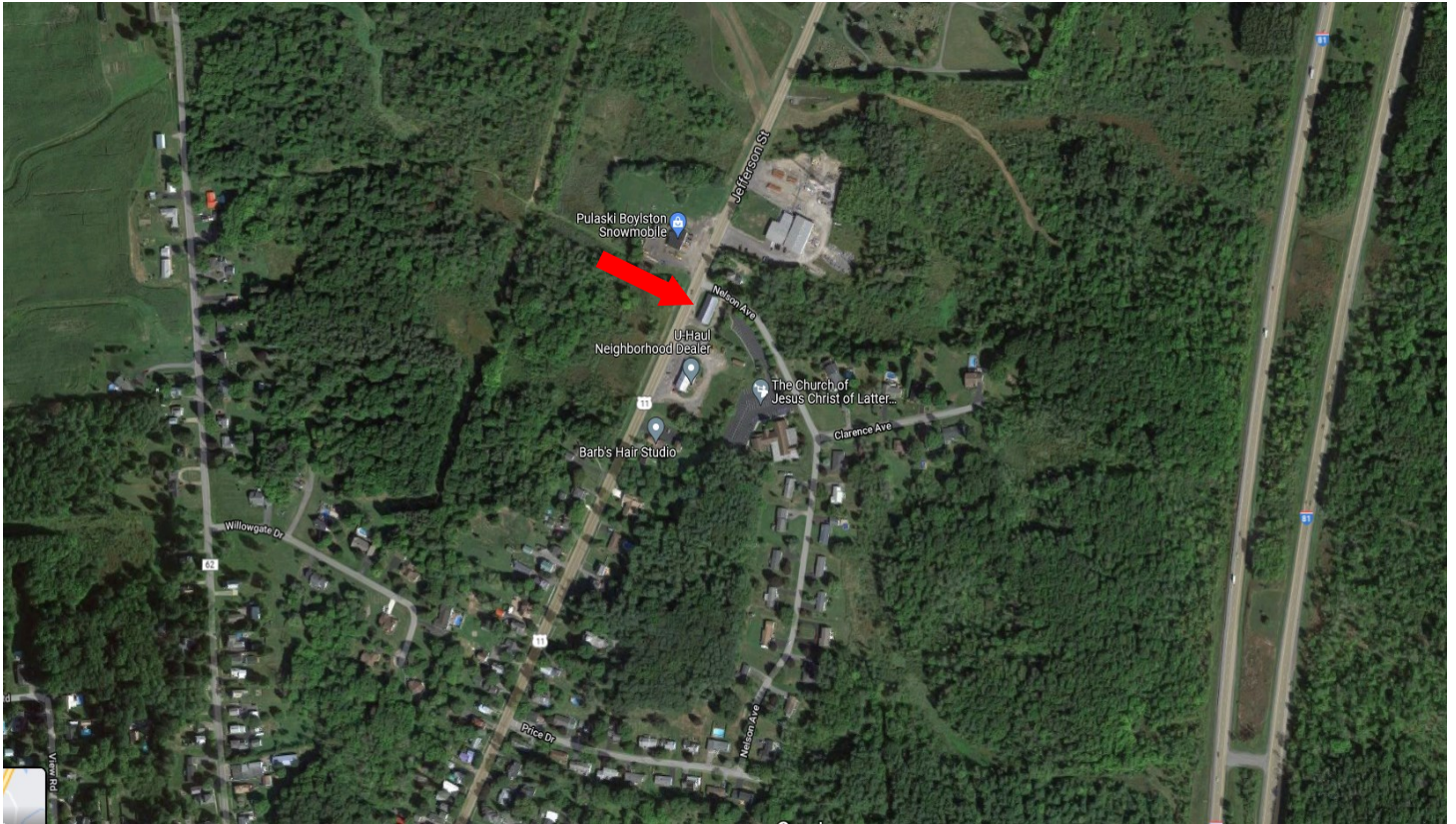
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DEMOGRAPHICS

	1 Mile	3 Mile	5 Mile
Population	1,955	3,532	6,705
Households	855	1,463	2,674
Average Household Income	\$56,284	\$61,013	\$68,459

Source: CoStar

TRAFFIC COUNTS

- Route 13 — 7,936
- Route 11 (Jefferson St) — 2,126
- Route 81 — 16,683

Source: NYS DOT 2019

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