



## PROPERTY FEATURES

- 4,000+/- SF office/retail space
- Plenty of on-site free parking
- Former veterinary emergency & critical care center
- Can be renovated for office, retail or medical
- Outside green area for pet walking path
- Current condition perfect for vet office/pet rescue
- Beautifully maintained property
- Located on heavily traveled Rt 31 and right off Interstate Rt 690
- Close proximity to major retailers such as Taco Bell, Aldi's, McDonalds, Dunkin Donuts, etc.

### CONTACT EXCLUSIVE AGENT:

**Karen Cannata-LaRocca**

*Real Estate Salesperson*

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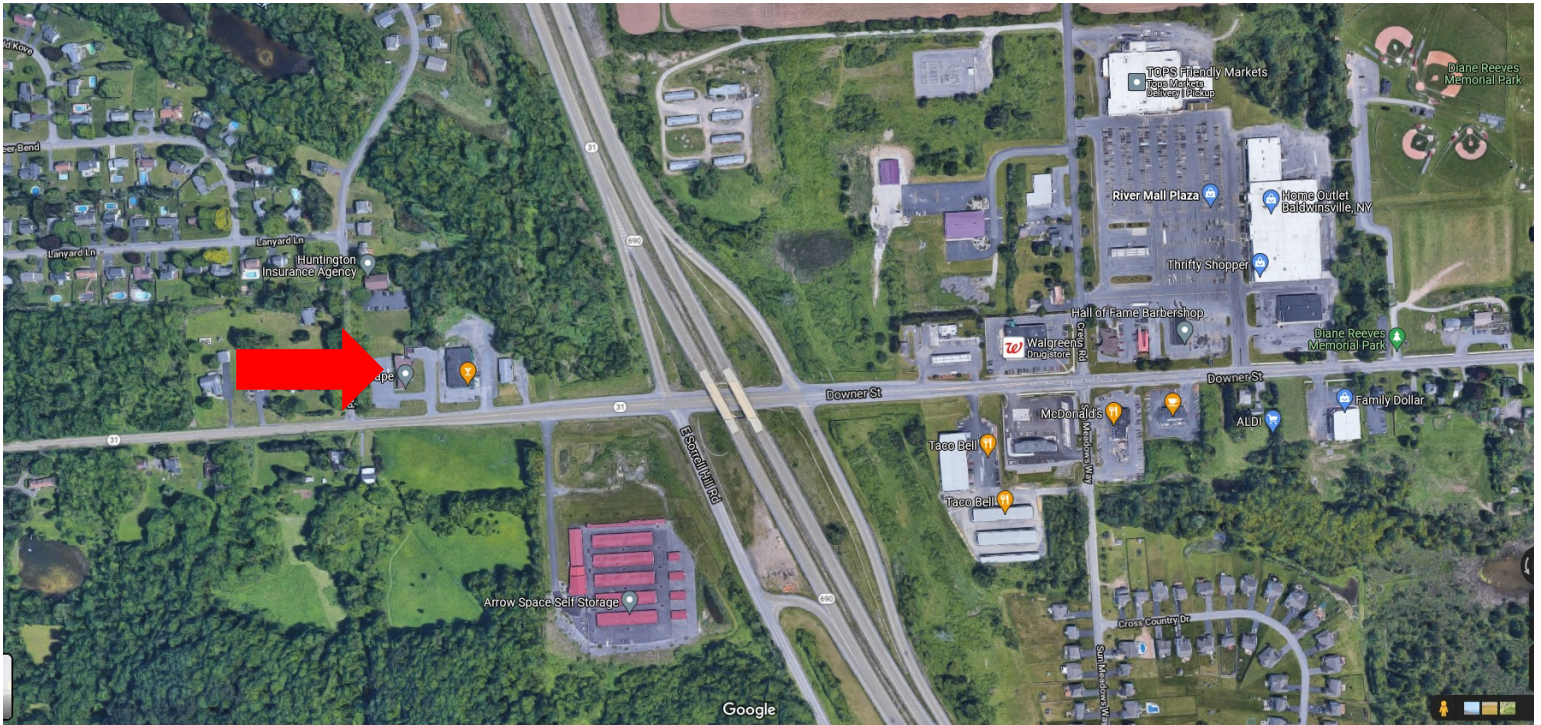
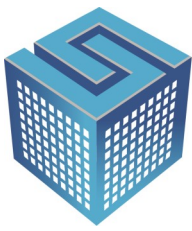
### SUTTON REAL ESTATE COMPANY

525 Plum Street, Suite 100

Syracuse, New York 13204

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**DEMOGRAPHICS**

	1 Mile	3 Mile	5 Mile
<b>Population</b>	2,628	16,253	32,935
<b>Households</b>	1,111	6,618	13,370
<b>Average Household Income</b>	\$59,921	\$73,548	\$75,792
<b>Daytime Employees</b>	857	5,336	8,890

Source: CoStar

**TRAFFIC COUNTS**

- Route 690 & Downer St — 20,942
- W. Sorrell Rd & E Sorrell Rd NE—19,696
- Down St & Southgate Rd W—3,356

Source: CoStar

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