

## PROPERTY FEATURES

- 9/10 acre with full utilities
- A+ visibility along NY Route 290 with access to I-690/I-481 one mile west.
- Zoned industrial - permitting many uses including retail, services or small business.
- Active traffic counts approaching 18,000 average annual daily trips.
- Clean site for immediate use.
- Owner will consider sale or land-lease

### CONTACT EXCLUSIVE AGENT:

**Richard T. Robb**

*Licensed Real Estate Salesperson*

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### SUTTON REAL ESTATE COMPANY

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## DEMOGRAPHICS

	1 Mile	3 Mile	5 Mile
<b>Population</b>	2,060	40,490	114,980
<b>Households</b>	810	16,810	45,550
<b>Businesses</b>	324	6,020	12,200
<b>Employees</b>	3,810	73,620	159,560

Source: CoStar

## TRAFFIC COUNTS

- Manlius Center Rd east of NY Rt 290—17,643 AADT
- Bridge St. at I-690—31,650 AADT
- I-690—48,758 AADT
- I-481—50,072 AADT

Source: NYS DOT

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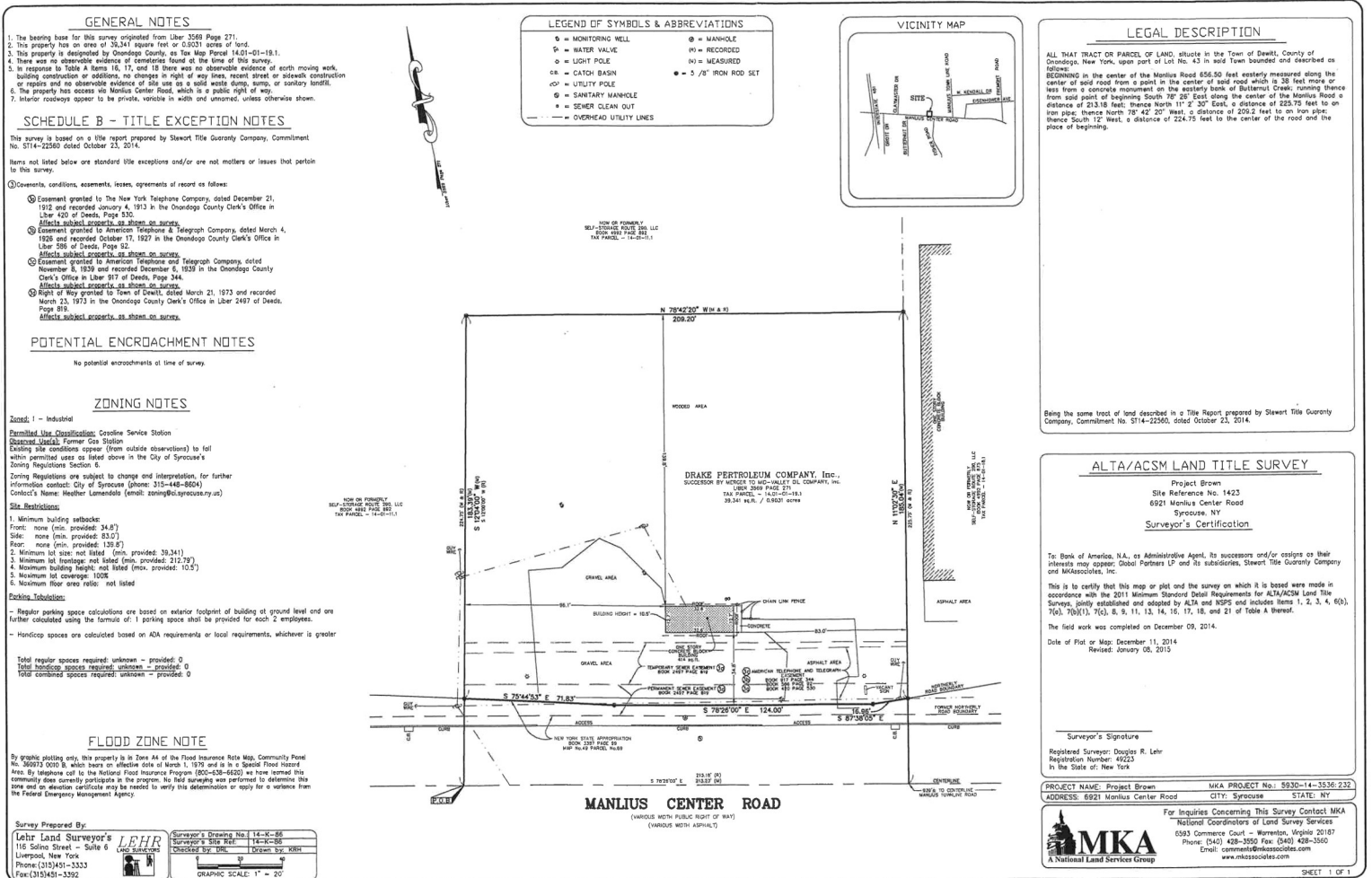
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