

**SUTTON**  
REAL ESTATE COMPANY

**FOR SALE**

2310 Brewerton Road Mattydale, NY 13211



## PROPERTY FEATURES

- 1,630 SF renovated office/retail space on busy Brewerton Road in central Mattydale
- On-site parking for 12 vehicles
- Includes a meeting/work room and 3 private offices plus full kitchen and restrooms
- New HVAC
- Formerly a kitchen design and salon business
- Located opposite Kirsch Road and new Byrne Dairy

### CONTACT EXCLUSIVE AGENT:

**Richard T. Robb**

*Licensed Real Estate Salesperson*

315.952.7600

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

### SUTTON REAL ESTATE COMPANY

525 Plum Street, Suite 100

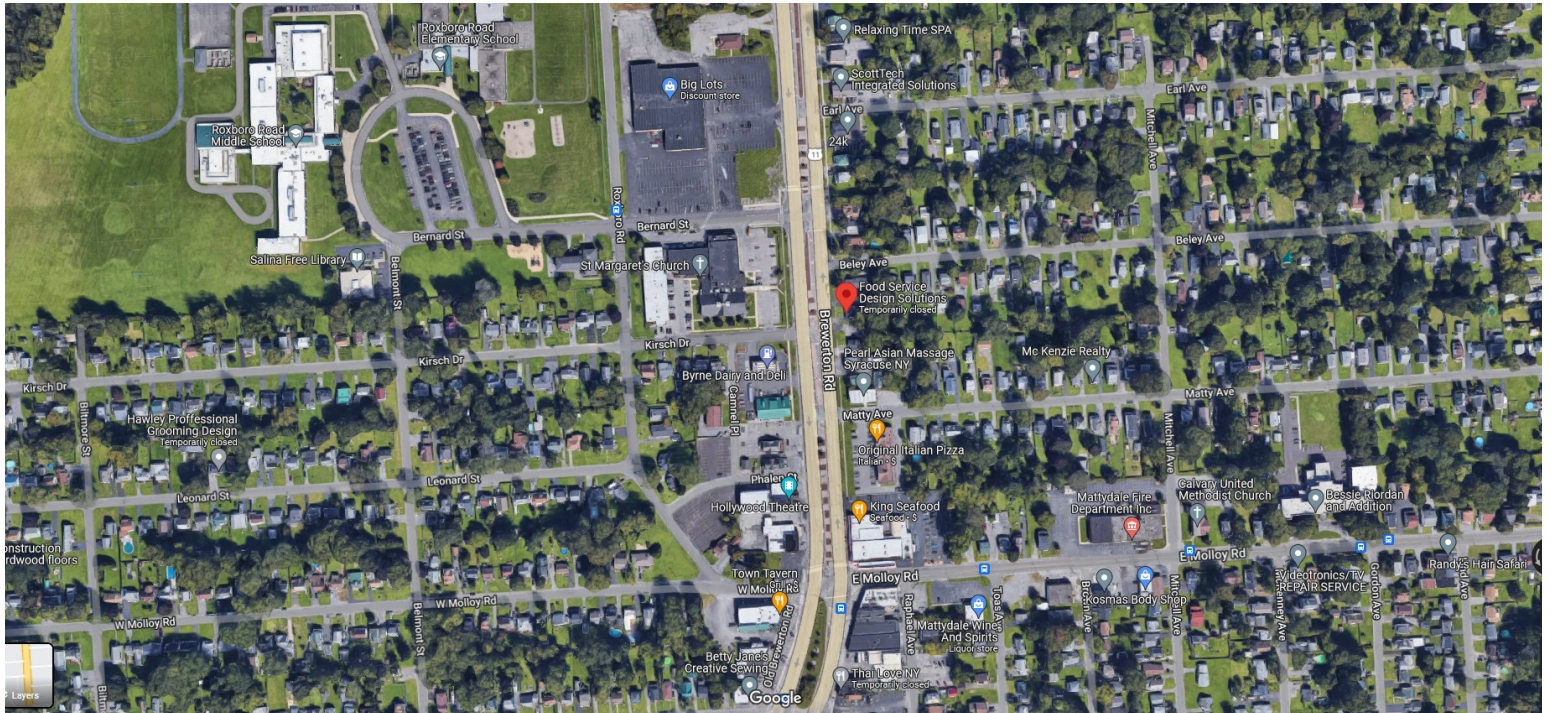
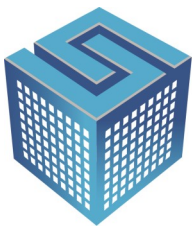
Syracuse, New York 13204

315.424.1111

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**DEMOGRAPHICS**

	2 Mile	5 Mile	10 Mile
<b>Population</b>	29,270	199,380	388,540
<b>Households</b>	12,660	82,040	156,790
<b>Average HH Income</b>	\$66,680	\$65,400	\$79,270
<b>Businesses</b>	1,638	13,590	20,110
<b>Employees</b>	23,400	177,620	246,360

Source: CoStar 2020

**TRAFFIC COUNTS—AADT**

- Brewerton Rd (Rt 11)/Lemoyne Ave —9,260
- Brewerton Rd/Sand Hill Rd—20,670
- I-81/Brewerton Rd —90,540
- East Molloy Rd—4,720

Source: NYS Traffic Data Viewer 2020

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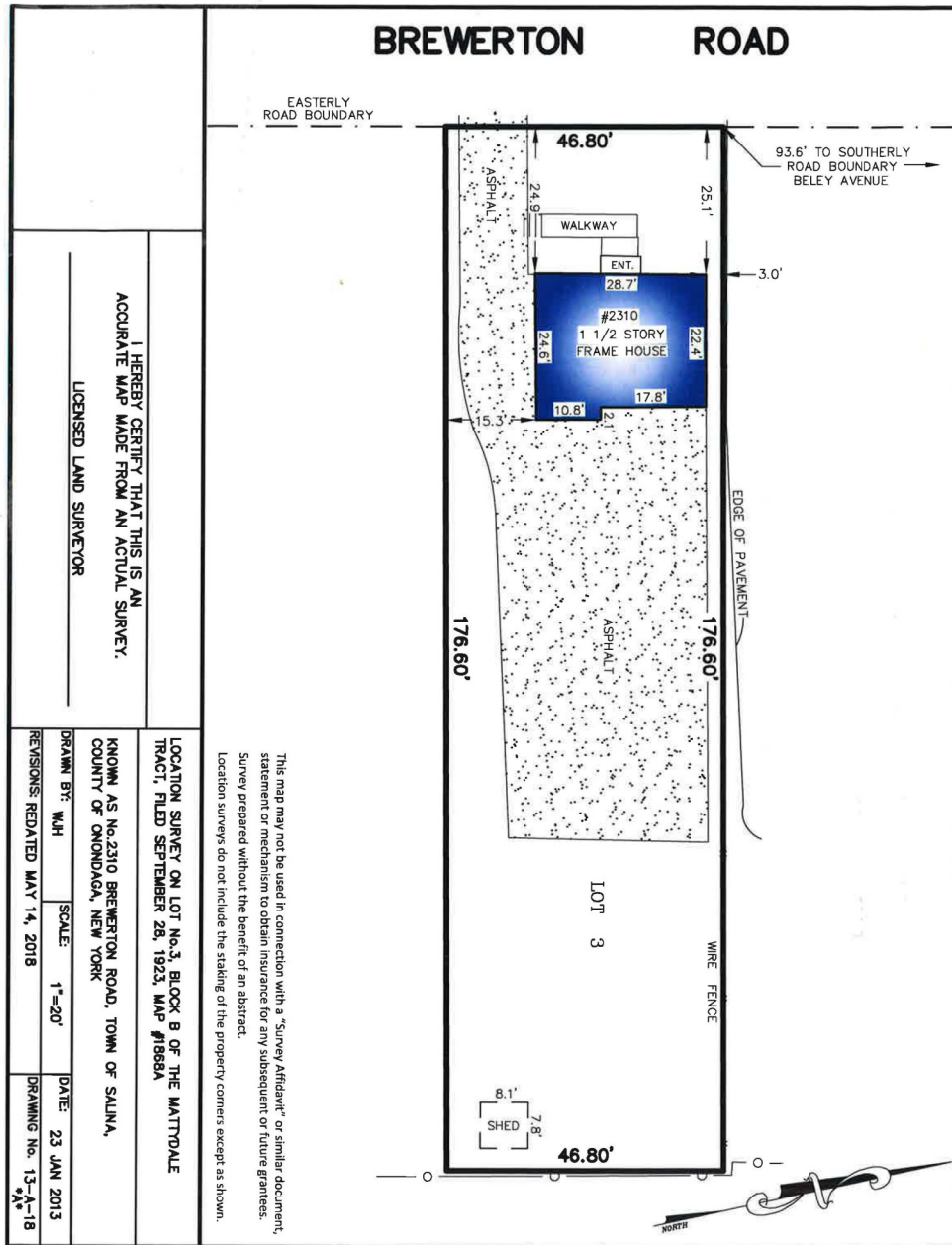
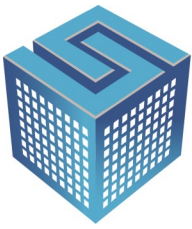
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