

SUTTON
REAL ESTATE COMPANY

HOME OFFICE | FOR SALE

2310 Brewerton Road Mattydale, NY 13211



PROPERTY FEATURES

- 1,630 SF renovated home/office building on busy Brewerton Road in central Mattydale
- 3 bedrooms and full bath on 2nd floor and 3 common spaces on 1st floor plus 1/2 bath
- New HVAC and full basement
- On-site parking for 12 vehicles
- Located opposite Kirsch Road and new Byrne Dairy

CONTACT EXCLUSIVE AGENT:

Richard T. Robb

Licensed Real Estate Salesperson

315.952.7600

drobb@suttoncos.com

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525 Plum Street, Suite 100

Syracuse, New York 13204

315.424.1111

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All information contained herein is from sources deemed reliable and is submitted subjected to errors, omissions, changes in price or other conditions, prior sale, leasing without notice. Principals should not rely solely upon the information contained herein.



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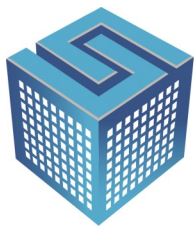
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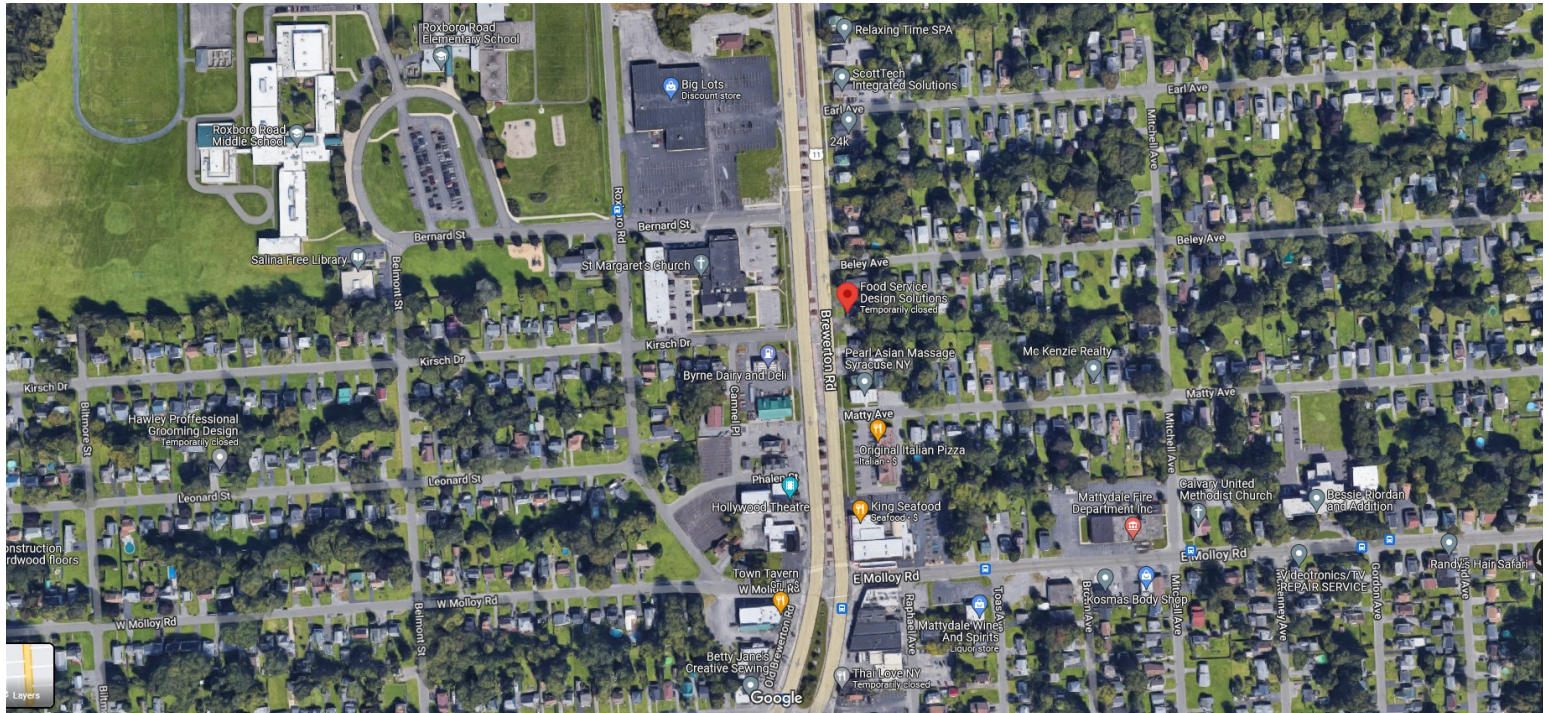
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DEMOGRAPHICS

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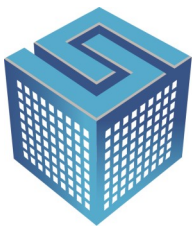
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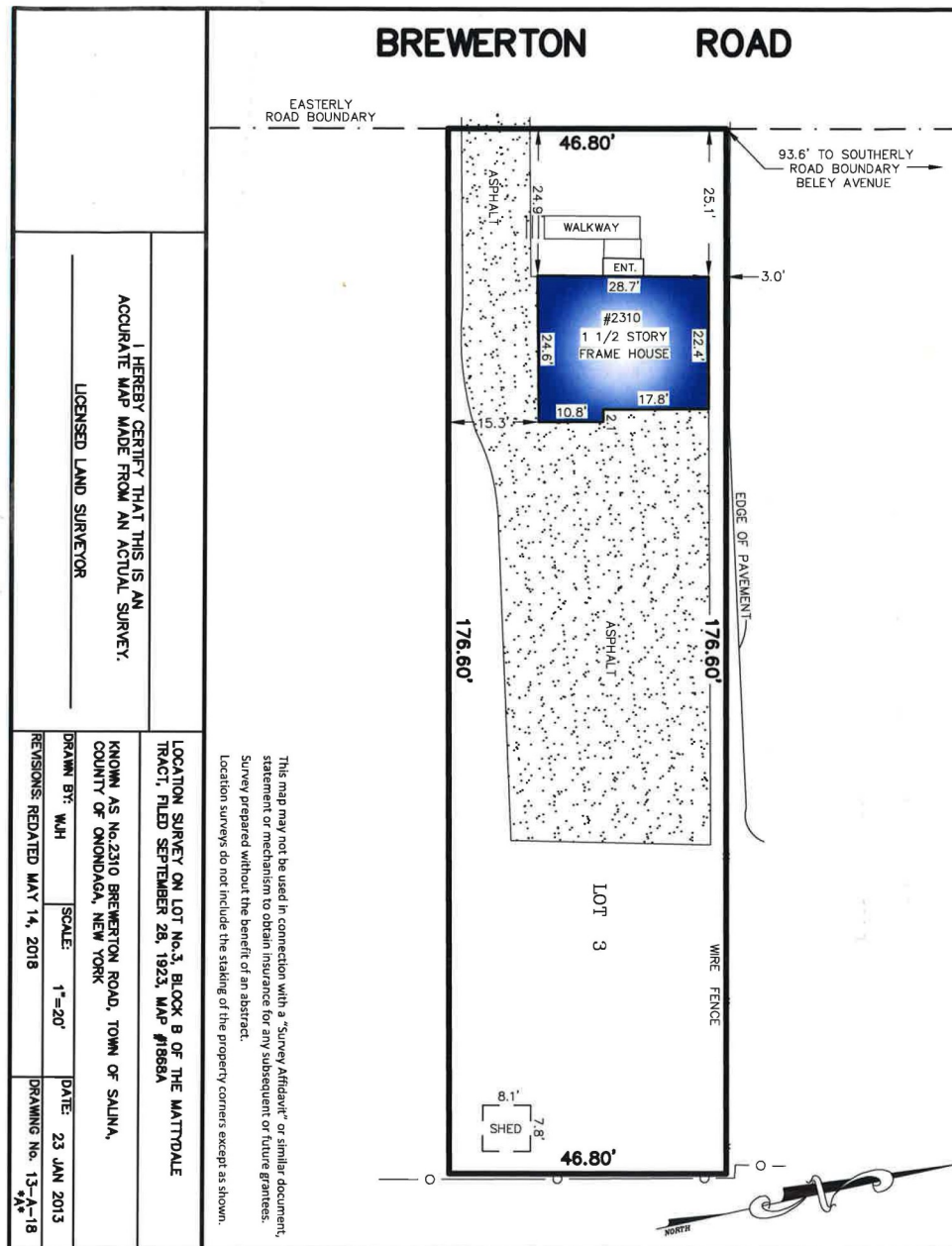
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