



**SUTTON**  
REAL ESTATE COMPANY

**FOR SALE**

**REDEVELOPMENT | RETAIL**

3965 Port Street, Pulaski, NY 13142



## PROPERTY FEATURES

- Steph's Place Diner—turnkey, operating restaurant with 1 acre vacant lot
- Ideal redevelopment site with 1.18 total acres in the business district
- Great visibility and 156' of frontage on Route 13 (Port Street) in the Village of Pulaski
- Recently renovated with all new equipment, mechanicals, interior and roof
- Salmon River world-class fishing and Lake Ontario tourism generate great traffic

### CONTACT EXCLUSIVE AGENT:

**Stephen Saleski**

*Real Estate Associate Broker*

(M): 315.727.3103

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

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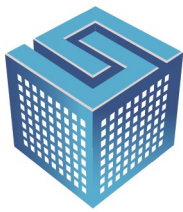
525 Plum Street, Suite 100

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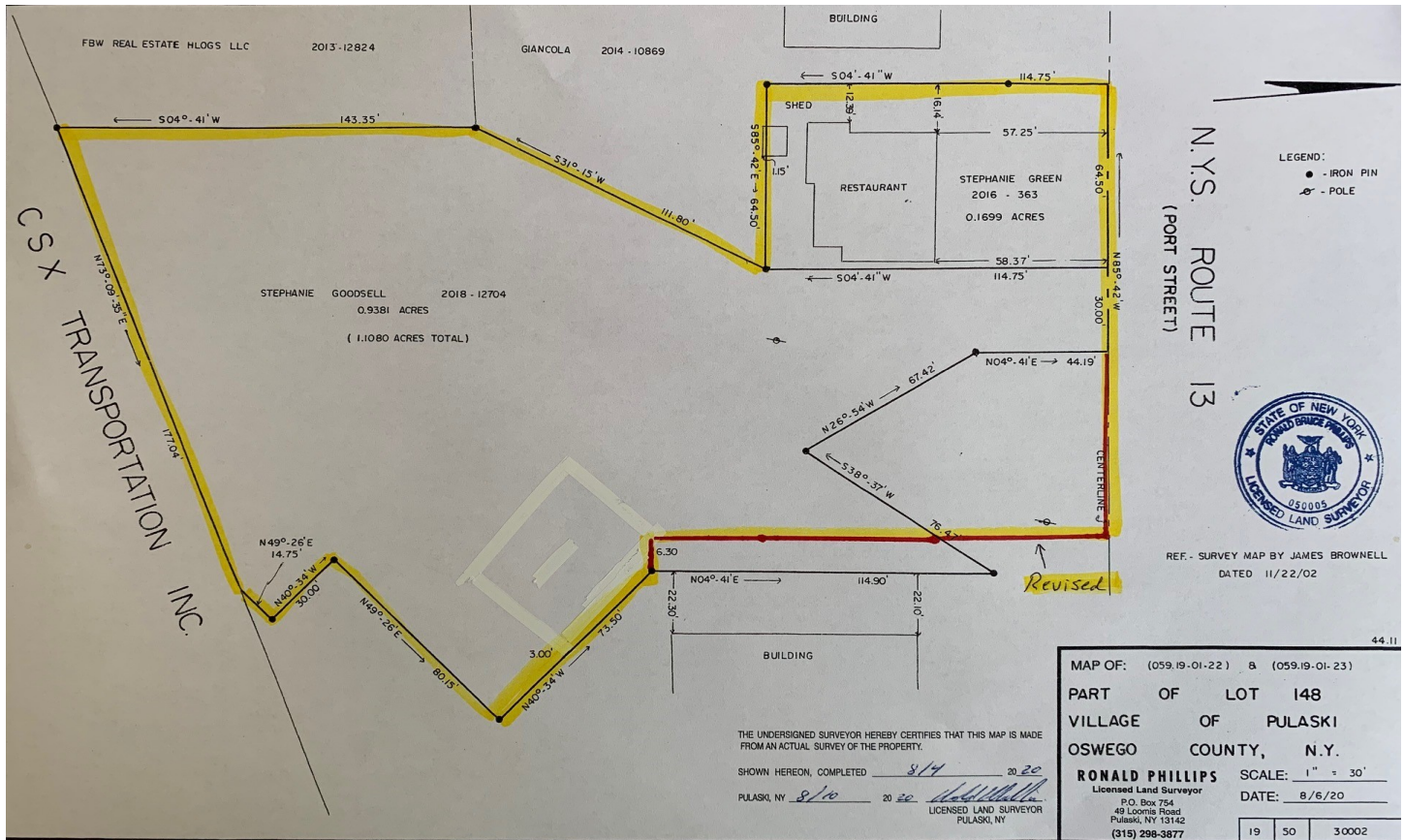


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## DEMOGRAPHICS

	1 Mile	3 Mile	5 Mile
<b>Population</b>	2,231	3,604	6,573
<b>Households</b>	988	1,486	2,577
<b>Average Household Income</b>	\$44,867	\$48,307	\$55,285

Source: CoStar 2022

## TRAFFIC COUNTS

- Route 13 from Route 81— 9,680
- Route 11 from Route 11— 2,477
- Route 11 — 8,529

Source: NYS DOT 2022

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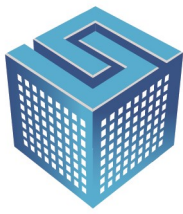
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