

FOR SALE

REDEVELOPMENT | RETAIL

3965 Port Street, Pulaski, NY 13142



PROPERTY FEATURES

- Development site of 1.15 acres with diner and vacant parcel combined
- Steph's Place Diner is open and has operated for 30 years
- Frontage of 172' on Route 13 (Port Street) in the Village of Pulaski
- Diner recently renovated—new equipment, mechanicals, interior and roof
- Tourism/world class fishing in Salmon River and Lake Ontario generate year round traffic

CONTACT EXCLUSIVE AGENT:

Stephen Saleski Real Estate Associate Broker (M): 315.727.3103

ssaleski@suttoncos.com

SUTTON REAL ESTATE COMPANY

525 Plum Street, Suite 100 Syracuse, New York 13204 315.424.1111 www.suttoncos.com

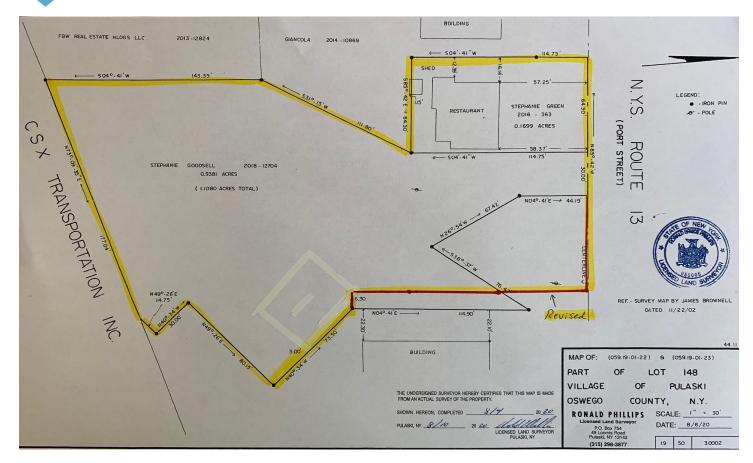
All information contained herein is from sources deemed reliable and is submitted subjected to errors, omissions, changes in price or other conditions, prior sale, leasing without notice. Principals should not rely solely upon the information contained herein.



FOR SALE

REDEVELOPMENT | RETAIL

3965 Port Street, Pulaski, NY 13142



DEMOGRAPHICS

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

Source: CoStar

CONTACT EXCLUSIVE AGENT:

Stephen Saleski *Real Estate Associate Broker*

(M): 315.727.3103 ssaleski@suttoncos.com

TRAFFIC COUNTS

- Route 13 2,249
- Route 11 7,936
- S. Jefferson St 2,491

Source: NYS DOT 2019

SUTTON REAL ESTATE COMPANY

525 Plum Street, Suite 100 Syracuse, New York 13204 315.424.1111 www.suttoncos.com



FOR SALE REDEVELOPMENT | RETAIL

3965 Port Street, Pulaski, NY 13142



CONTACT EXCLUSIVE AGENT:

Stephen Saleski *Real Estate Associate Broker*

(M): 315.727.3103 ssaleski@suttoncos.com

SUTTON REAL ESTATE COMPANY

525 Plum Street, Suite 100 Syracuse, New York 13204 315.424.1111 www.suttoncos.com