



## PROPERTY FEATURES

- Free standing 14,000 SF building built for Sears Automotive
- 2.63+/- acre parcel
- 2 drive in doors into a large service area
- Great visibility from Sangertown Square - a Predominate Regional Shopping Center
- Located on one of the most sought-after retail corridors in New Hartford/Utica area
- Large convenient parking area
- Access from Seneca Turnpike & Outer Loop of Sangertown Square parking area
- 42 Ft. Row for Ingress and Egress to Seneca Tpk

### CONTACT EXCLUSIVE AGENT:

**Bart Feinberg**

Associate Broker

315.447.8668

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### SUTTON REAL ESTATE COMPANY

525 Plum Street, Suite 100

Syracuse, New York 13204

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**DEMOGRAPHICS**

|                                 | <b>2 Mile</b> | <b>5 Mile</b> | <b>10 Mile</b> |
|---------------------------------|---------------|---------------|----------------|
| <b>Population</b>               | 19,878        | 96,646        | 146,415        |
| <b>Households</b>               | 8,875         | 39,545        | 57,802         |
| <b>Average Household Income</b> | \$89,700      | \$76,451      | \$80,4172      |
| <b>Medium Home Value</b>        | \$161,663     | \$152,767     | \$153,550      |

2023

**TRAFFIC COUNTS**

- Seneca Turnpike—25,979 AADT  
Calculation year—2019

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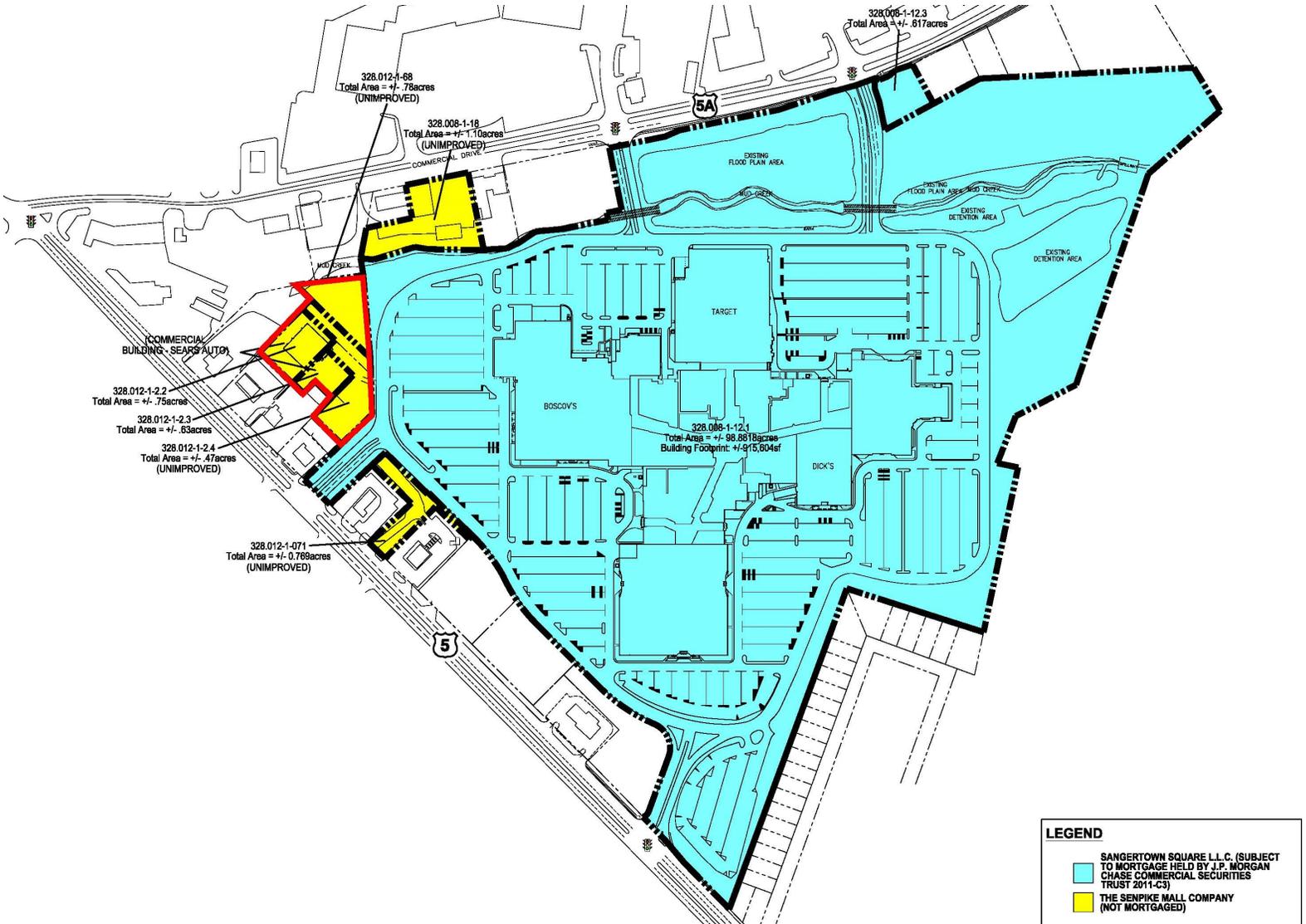
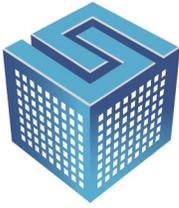
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