



## PROPERTY FEATURES

- 10,000 SF Former Phoenix OTB on 7.0 acres
- Prime location at Rt. 481 and Rt. 57A offers easy access and high visibility
- Lighted Pylon Sign along Rt. 481 and parking for 200 cars
- Minutes to Syracuse, Oswego and Micron Site
- Fully-equipped small Restaurant and Bar

### CONTACT EXCLUSIVE AGENT:

**Stephen W. Saleski**

*Real Estate Associate Broker*

(M): 315.727.3103

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

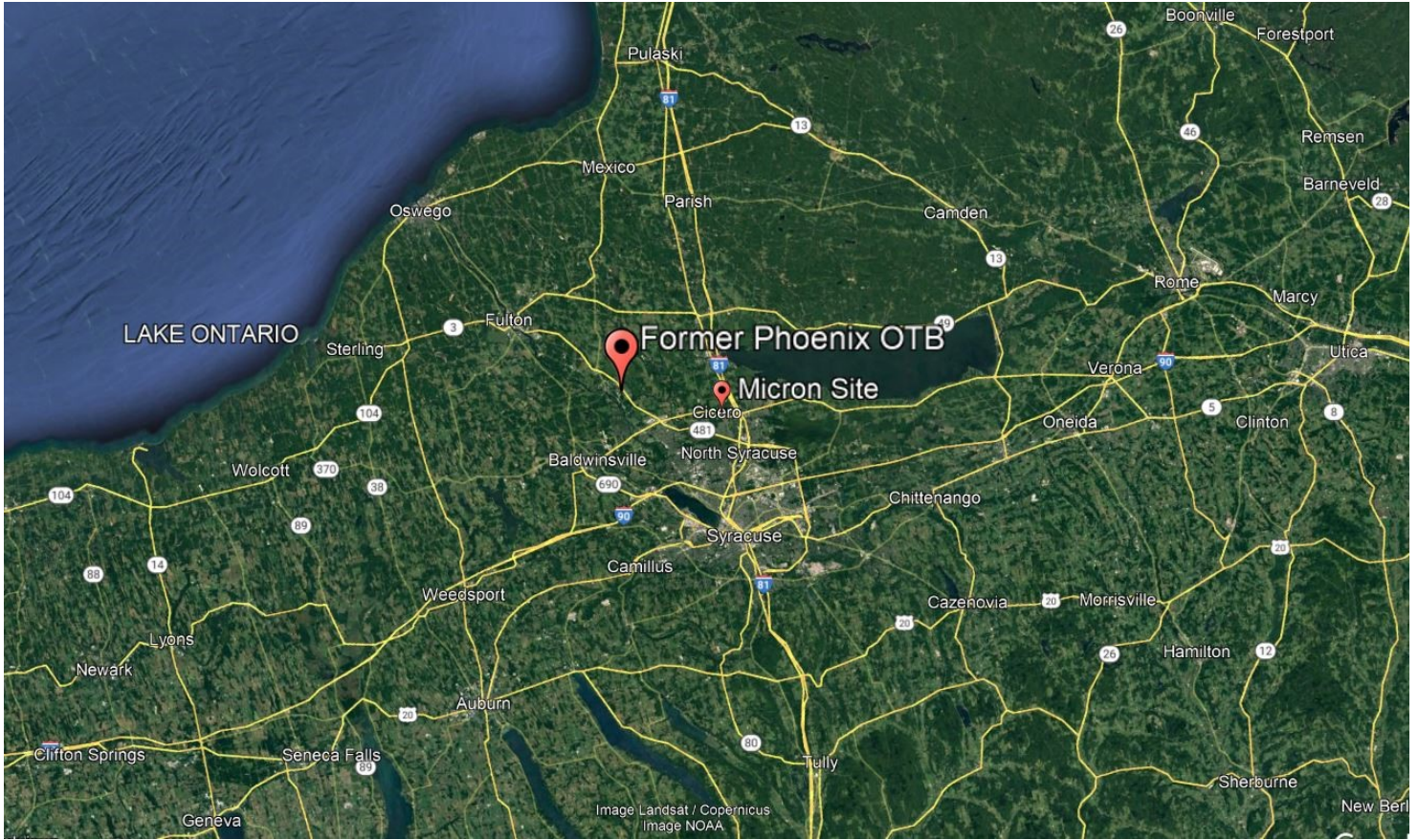
### SUTTON REAL ESTATE COMPANY

525 Plum Street, Suite 100

Syracuse, New York 13204

315.424.1111

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**DEMOGRAPHICS**

	1 Mile	3 Mile	5 Mile
<b>Population</b>	1,122	9,115	31,839
<b>Households</b>	443	3,650	14,421
<b>Average Household Income</b>	\$63,235	\$80,228	\$78,850

Source: CoStar 2023

**TRAFFIC COUNTS**

- Interstate Rt 481 —21,648
- County Route 57A — 3,071
- County Route 57 —5,814

Source: CoStar 2023

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**FOR SALE | SPECIALTY**

228 Huntley Road, Phoenix, NY 13135



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