



PROPERTY FEATURES

- 6,510 SF successful operating restaurant past 10 years
- Micron Technology Inc.'s White Pine site is 3.5 Miles East. Over the next 20 years Micron will invest up to \$100 billion and create 9,000 Micron jobs and 40,000 community jobs.
- 500 plus new apartments within 4 miles
- Two adjacent hotels the Hampton Inn and Townplace Suites (Marriott)
- Robust affluent customer base and exceptional traffic counts
- Signalized entrance off Route 31
- Join Olive Garden, Smokey Bones, Panera, Texas Roadhouse and many other successful restaurants and national retailers Walmart, Target, Home Depot

CONTACT EXCLUSIVE AGENTS:

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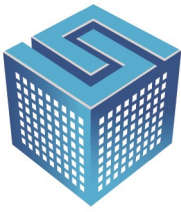
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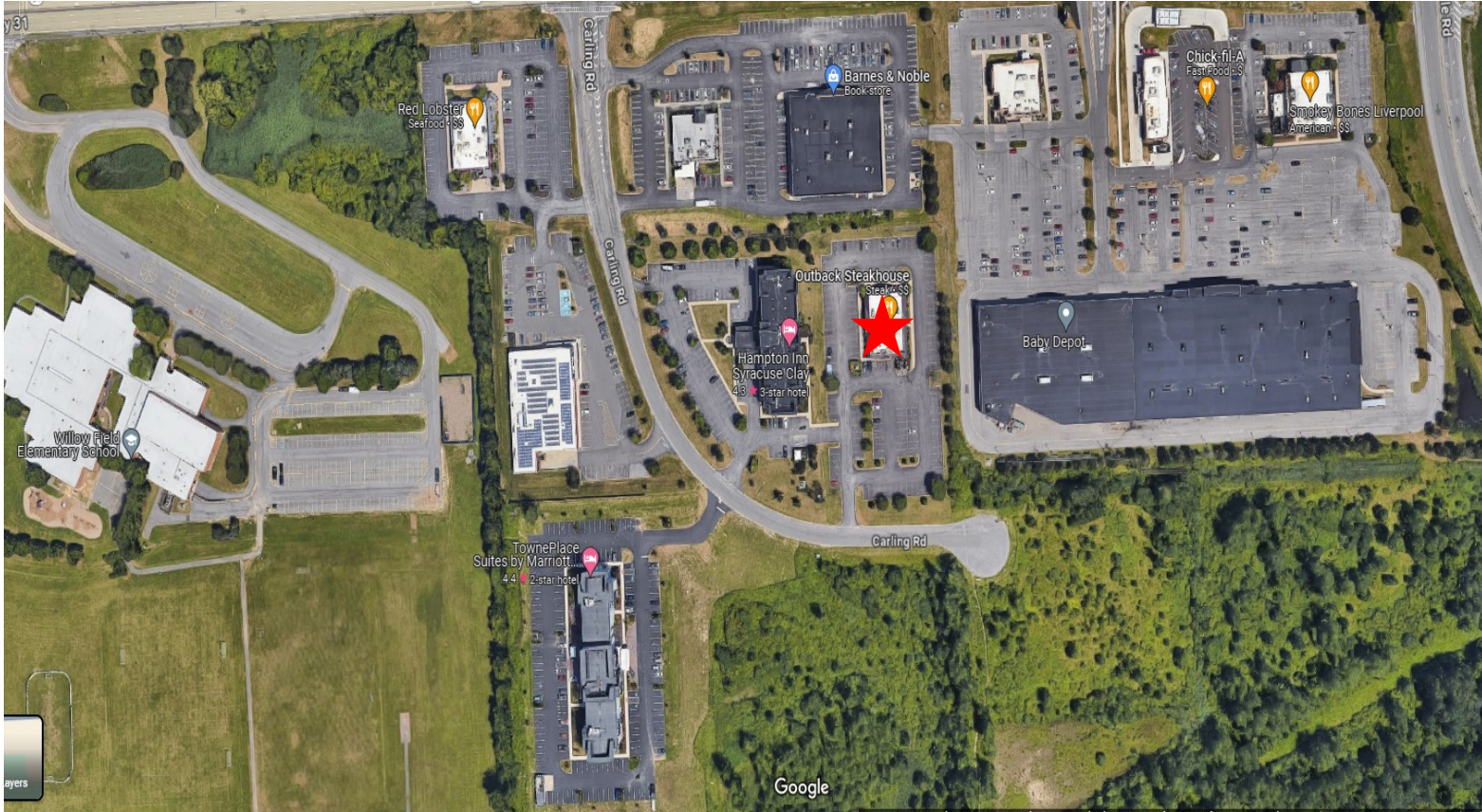
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SUTTON
REAL ESTATE COMPANY

RESTAURANT FOR LEASE

3946 Route 31, Clay, NY 13090



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Hampton Inn Hotel



Townplace Suites

DEMOGRAPHICS

	2 Mile	5 Mile	10 Mile
Population	19,453	76,285	242,460
Median Household Income	\$84,024	\$75,317	\$67,230
Daytime Employees	5,079	23,442	110,889
Total Specified Consumer Spending	\$262.6M	\$1 Billion	\$3.3 Billion

Source: ERSI 2023

TRAFFIC COUNTS

- Rt 31 from Rt 481 to Rt 57—26,798
- Interstate 481 (N. of Rt 31)—23,462
- Interstate 481 (S. of Rt 31)—30,357

Source: NYS DOT 2019

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