



SUTTON
REAL ESTATE COMPANY

FOR LEASE

3946 Route 31, Clay, NY 13090



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:

Barton K Feinberg

Licensed Associate Broker

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SUTTON REAL ESTATE COMPANY

525 Plum Street, Suite 100

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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.



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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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