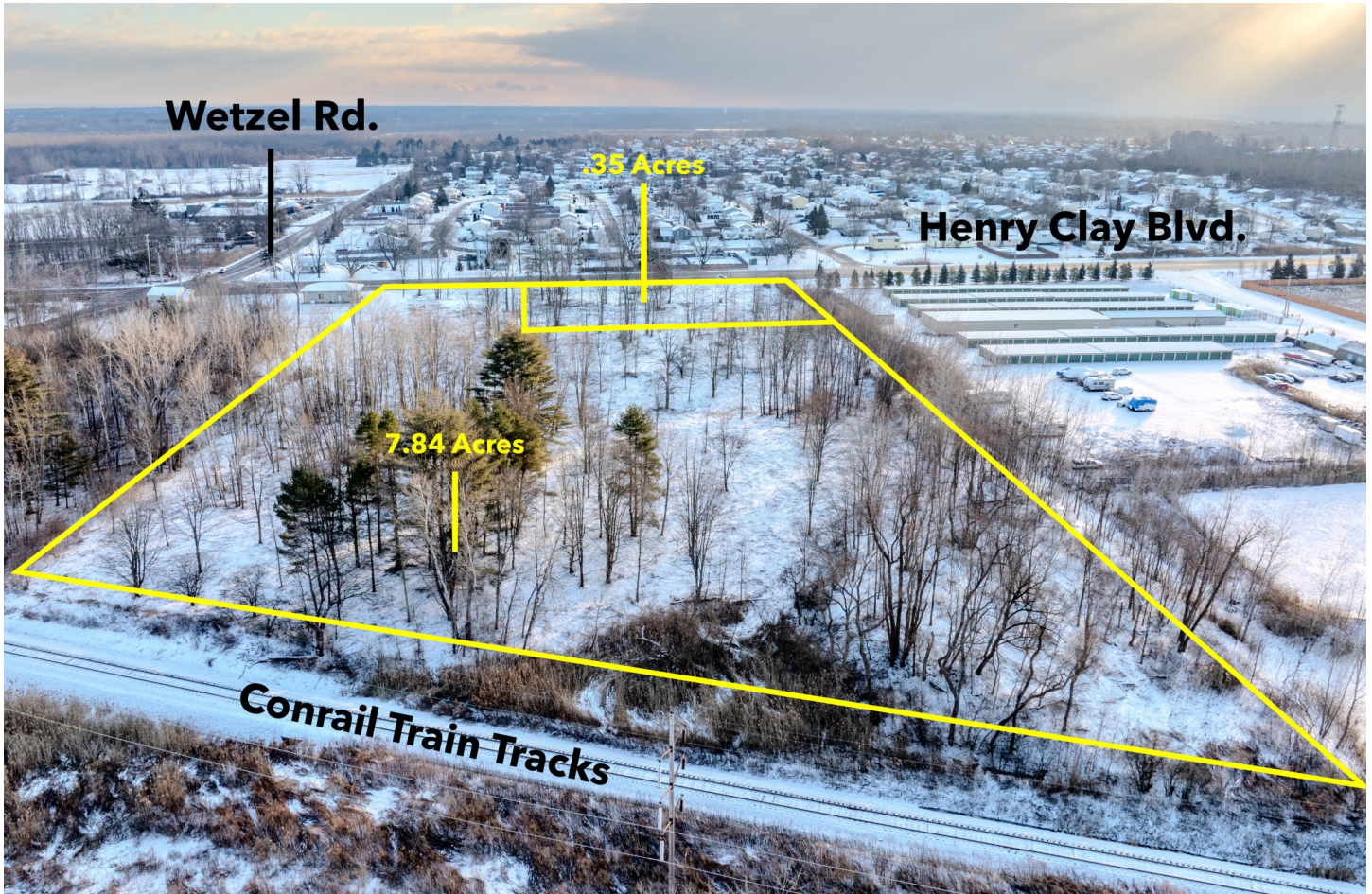


SUTTON
REAL ESTATE COMPANY

FOR SALE | LAND

8.19+/- Acre Site

7767 Henry Clay Boulevard, Liverpool, NY 13090



PROPERTY FEATURES

- Town of Clay Prime 8.19 +/- Acre Industrial Site
- Located 3 miles from Interstate Rt. 90 (NYS Thruway)
- Just 5 miles from the Micron site
- Close proximity to Syracuse Hancock Airport and Downtown
- Rail Spur at the rear of the property

CONTACT EXCLUSIVE AGENT:

Stephen W. Saleski

Real Estate Associate Broker

(M): 315.727.3103

ssaleski@suttoncos.com

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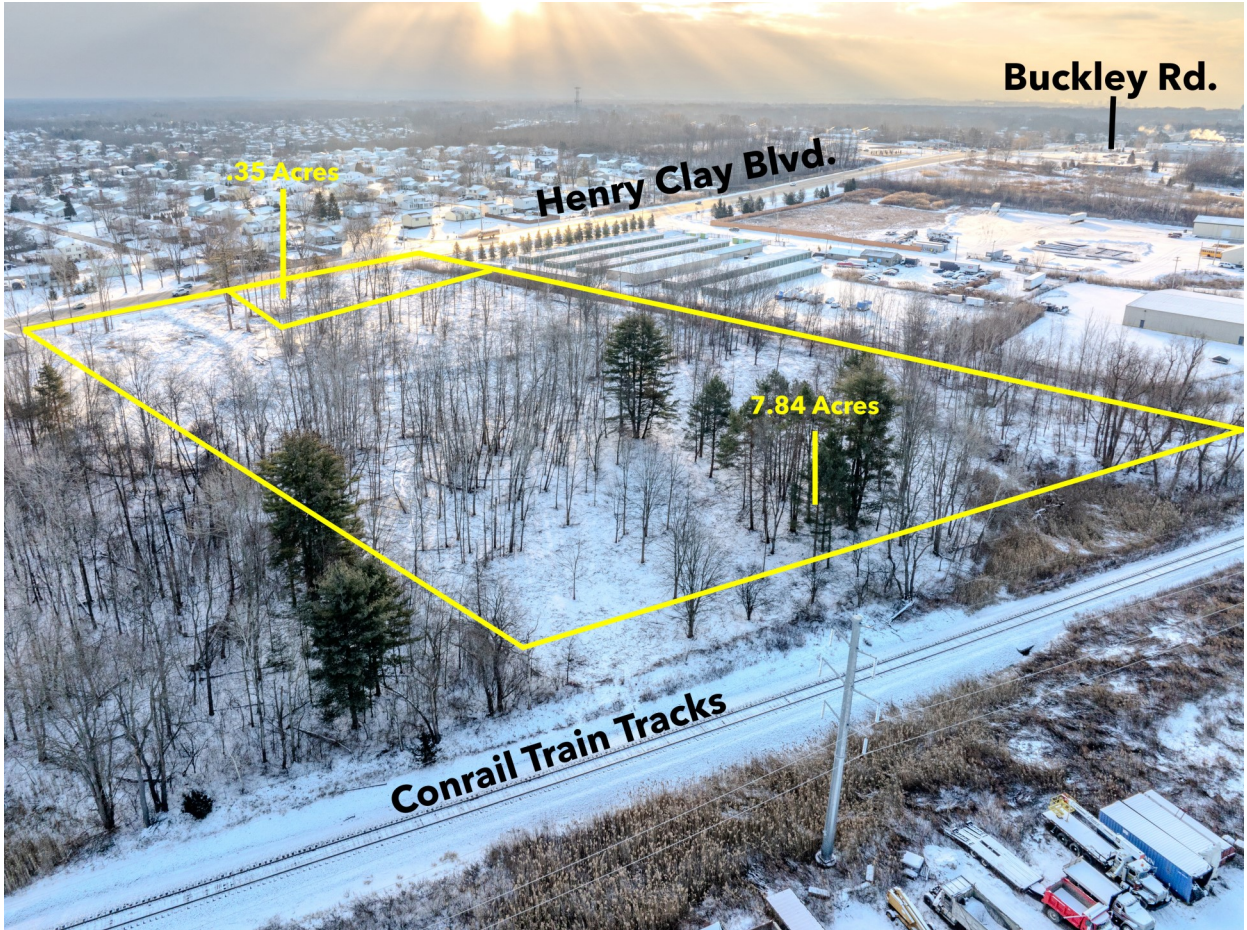
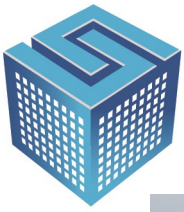
525 Plum Street, Suite 100

Syracuse, New York 13204

315.424.1111

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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.



DEMOGRAPHICS

	1 Mile	3 Mile	5 Mile
Population	3,025	57,501	107,749
Households	1,145	23,550	44,733
Average Household Income	\$107,839	\$92,599	\$87,114

Source: ERSI 2022

TRAFFIC COUNTS

- Henry Clay Blvd—9,674
- Buckley Rd—13,948
- Wetzel Rd—5,419

Source: NYS DOT 2019

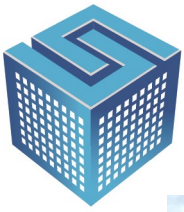
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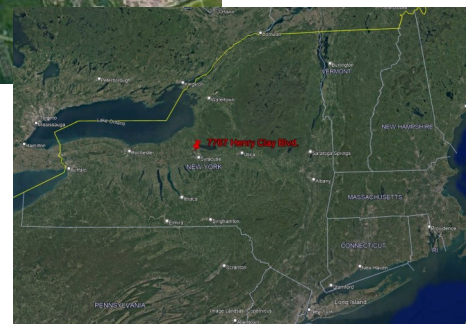
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