



PROPERTY DETAILS

- Acreage: 23.23± Acres
- Buildable Land Area: Approximately 18± acres
- Frontage: Approximately 1,074' frontage on Henry Clay Blvd.
- Building: 7,200± SF flex building
- Newly Constructed : Built 2021
- Clear Height: 20'
- Zoning Class / Jurisdiction: R1 Recreational / Town of Clay
- Asking Price: \$2,500,000.00 / \$107,619 per acre

KEY FEATURES

- ◆ Located near busy State Route 31 at Henry Clay Blvd. intersection, less than a mile from NYS Route 481.
- ◆ Currently used as recreational & training facility with 3 softball diamonds.
- ◆ Zoning allows multiple other uses including, daycare, religious institution, and instructional facility.
- ◆ Approximately one mile from the future home of MICRON Development site.

CONTACT EXCLUSIVE AGENT:

Karen Cannata-LaRocca

Real Estate Salesperson

Cell: 315.391.3409

klarocca@suttoncos.com

SUTTON REAL ESTATE COMPANY

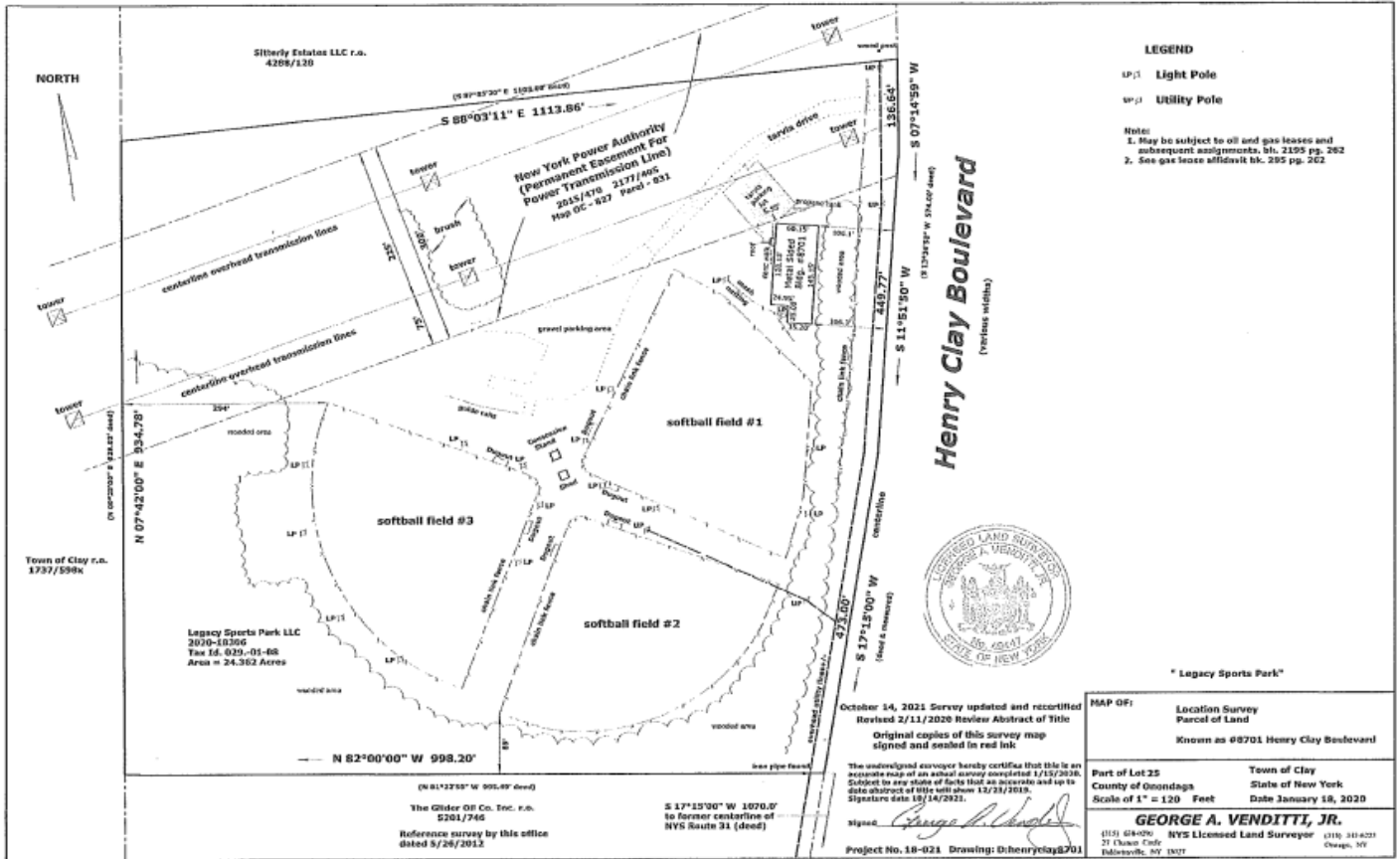
525 Plum Street, Suite 100

Syracuse, New York 13204

Main 315.424.1111

www.suttoncos.com

PROPERTY SURVEY



CONTACT EXCLUSIVE AGENT:

Karen Cannata-LaRocca

Real Estate Salesperson

Cell: 315.391.3409

klarocca@suttoncos.com

SUTTON REAL ESTATE COMPANY

525 Plum Street, Suite 100

Syracuse, New York 13204

Main 315.424.1111

www.suttoncos.com

PROPERTY SITE PLAN



CONTACT EXCLUSIVE AGENT:

Karen Cannata-LaRocca

Real Estate Salesperson

Cell: 315.391.3409

klarocca@suttoncos.com

SUTTON REAL ESTATE COMPANY

525 Plum Street, Suite 100

Syracuse, New York 13204

Main 315.424.1111

www.suttoncos.com



FOR SALE | REDEVELOPMENT LAND

LEGACY SPORTS PARK

8701 Henry Clay Blvd., Clay, NY 13041

BUILDING PHOTO



CONTACT EXCLUSIVE AGENT:

Karen Cannata-LaRocca

Real Estate Salesperson

Cell: 315.391.3409

klarocca@suttoncos.com

SUTTON REAL ESTATE COMPANY

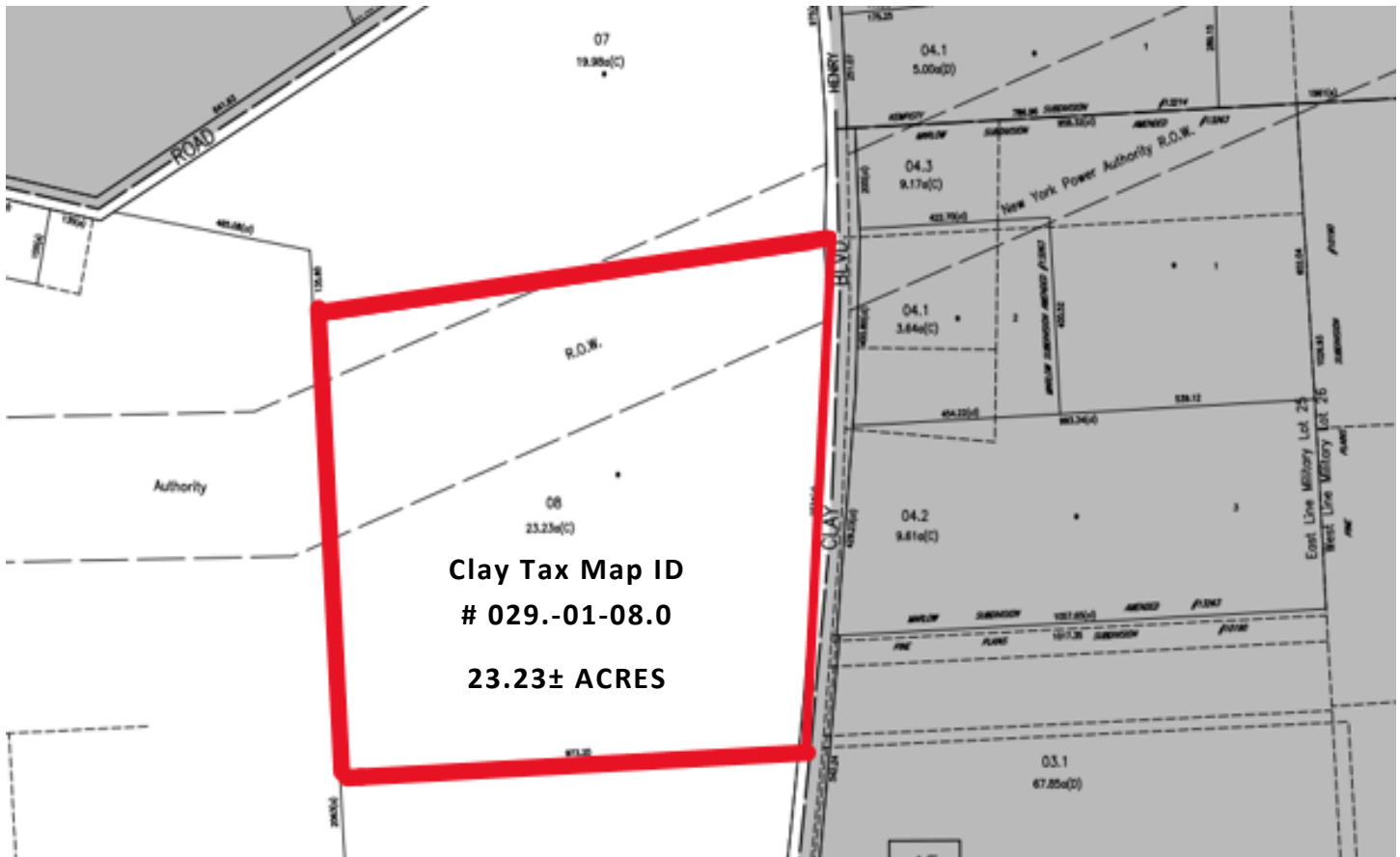
525 Plum Street, Suite 100

Syracuse, New York 13204

Main 315.424.1111

www.suttoncos.com

All information furnished, regarding property for sale, rental or financing is from sources deemed reliable, but no warranty or representation is made as to the accuracy thereof and same is submitted subject to errors, change of price, rental or conditions prior sale, lease or financing or withdrawal without notice



DEMOGRAPHICS

By Radius	1 Mile	3 Mile	5 Mile
Population	1,394	22,752	79,639
Households	572	9,053	32,949
Average HH Income	\$105,217	\$107,989	\$101,362
Median Home Values	\$201,257	\$190,400	\$177,705
Daytime Employees	468	6,637	26,909

SOURCE: COSTAR Report

TRAFFIC COUNTS

Henry Clay Boulevard at VerPlank Road	6,900 AADT
Morgan Road at VerPlank Road	10,670 AADT

SOURCE: COSTAR Report

CONTACT EXCLUSIVE AGENT:

Karen Cannata-LaRocca

Real Estate Salesperson

Cell: 315.391.3409

klarocca@suttoncos.com

SUTTON REAL ESTATE COMPANY

525 Plum Street, Suite 100

Syracuse, New York 13204

Main 315.424.1111

www.suttoncos.com