

# FOR SALE OR LEASE | DEVELOPMENT OPPORTUNITY

Middle Settlement Road, New Hartford, New York



COMMERCIAL REAL ESTATE SALES | LEASING | CONSULTING | DEVELOPMENT | MANAGEMENT



## PROPERTY HIGHLIGHTS

Parcel Size: 1.65 ± acres

Zoning: C1 – General Commercial District

Tax Parcel ID: 316.000-2-42.4

Sale Price: \$500,000.00

Lease Price: Negotiable

**Comments:** 1.65 ± acre Lowe's outparcel available for sale. Located in the area's largest retail corridor. Easy access to NYS Route 840. High traffic and visibility.

*[READY TO MAKE A DEAL? CLICK HERE NOW!](#)*



**Dominic Pavia, President**  
Licensed Real Estate Broker  
315.736.1555 x300 Office  
[Dpavia@PaviaRealEstate.com](mailto:Dpavia@PaviaRealEstate.com)



**Kevin Valenti**  
Licensed Associate Real Estate Broker  
315.736.1555 x 303  
[kvalenti@PaviaRealEstate.com](mailto:kvalenti@PaviaRealEstate.com)



5 Oxford Road  
New Hartford, New York 13413

151 Northern Concourse  
Syracuse, New York 13212

[PaviaRealEstate.com](http://PaviaRealEstate.com)  
MAIN: 315.736.1555

# FOR SALE OR LEASE | DEVELOPMENT OPPORTUNITY

Middle Settlement Road, New Hartford, New York



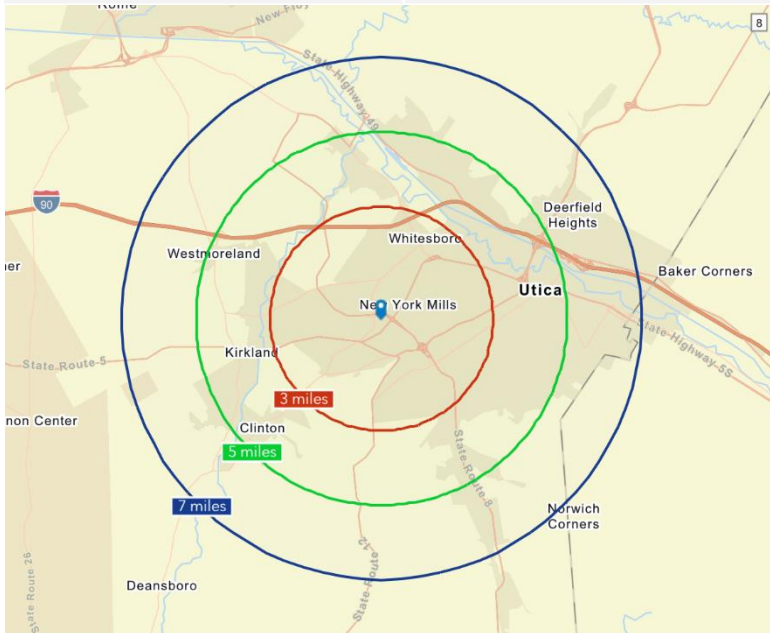
COMMERCIAL REAL ESTATE SALES | LEASING | CONSULTING | DEVELOPMENT | MANAGEMENT



## LATITUDE LONGITUDE

43.09161

-75.31441



## DEMOGRAPHICS

By Radius	3 Mile	5 Mile	7 Mile
Population	43,697	94,009	126,173
Households	19,196	39,071	51,022
Median HH Income	\$72,254	\$61,789	\$63,423
Daytime Population	50,378	103,103	135,438
Businesses	1,892	3,690	4,463
Employees	31,051	56,935	73,270

SOURCE: ESRI Report 9/14/2024

## TRAFFIC COUNTS

Roadway	Volume Count
Middle Settlement Road	10,288 ± AADT



5 Oxford Road  
New Hartford, New York 13413

151 Northern Concourse  
Syracuse, New York 13221

PaviaRealEstate.com  
MAIN: 315.736.1555