



**FOR SALE**  
**8565 Morgan Road**  
 Clay, New York 13041

### 3-8± Acre Development Site

#### Property Highlights

- 3 acres to 8 acres available for purchase and development
- The site includes all public utilities: three (3) laterals for sewer, water, gas, and electric
- 674± feet of frontage on Morgan Rd.
- Highest county growth in trading area
- Corner location with access from Morgan Road to State Route 31
- Close proximity to major retail developments (Great Northern Mall) and Rt. 31 retail traffic corridor
- Highest and best uses: retail, medical, or general office
- Route 31 and Morgan Road is the primary access (intersection) for all traffic between the Town of Clay, Town of Cicero, Town of Lysander, Town of Van Buren, Liverpool and Town of Salina

#### Area Population

Town of Clay	58,206
Town of Cicero	31,632
Town of Lysander	21,759
Town of Van Buren	13,185
Town of Salina	33,710

Source: US Census

For more information, please contact:

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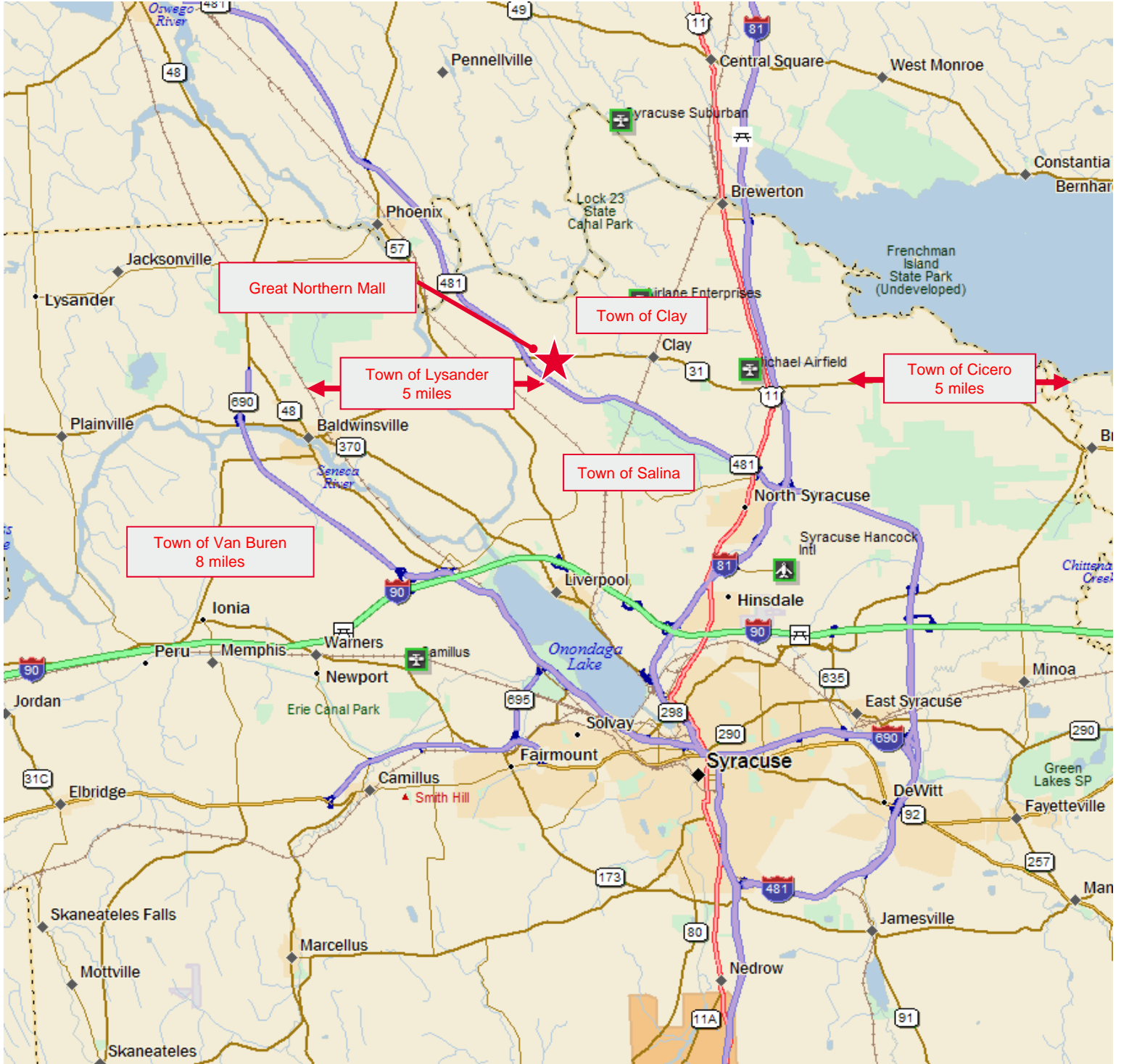
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Approximate plot lines, subject to verification of survey



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Location Map



Route 31, Clay Retail Corridor