

0.5± Acre Development Site Combine with Adjacent 0.62± Acre for 1.12± Acres

Property Highlights

- Directly across from Walmart entrance
- Great visibility and high traffic
- Growing retail area
- Great location for fast food, bank, or other retail uses
- Close to Walmart Supercenter, Lowe's, Tractor Supply, Verizon and New Dodge Dealer
- Adjacent property (an additional 0.62± acres) is also available
- These two properties are located on the busiest signalized intersection in Madison County
- 220 front feet plus 135 front feet of adjacent parcel for a total of 355 front feet!

Demographic	1 Mile	3 Miles	5 Miles
Population	1,449	14,126	25,726
Households	569	5,908	10,686
Average Income	\$73,401	\$57,794	\$61,651
Daytime Employees	3,734	9,587	16,924

Source: ESRI Business Analyst 2015



Traffic Counts	
Genesee Street	15,419 AADT
Upper Lenox Ave.	10,116 AADT

Source: NYS DOT 2013



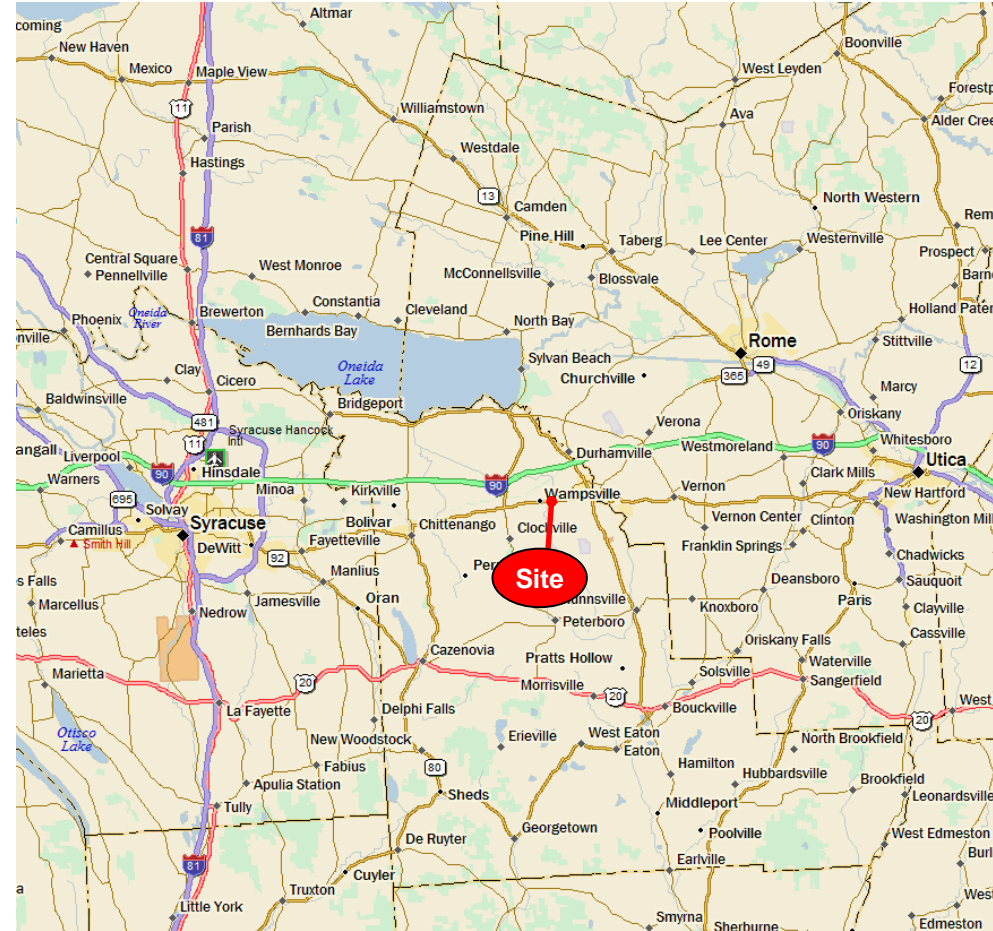
For more information, please contact:

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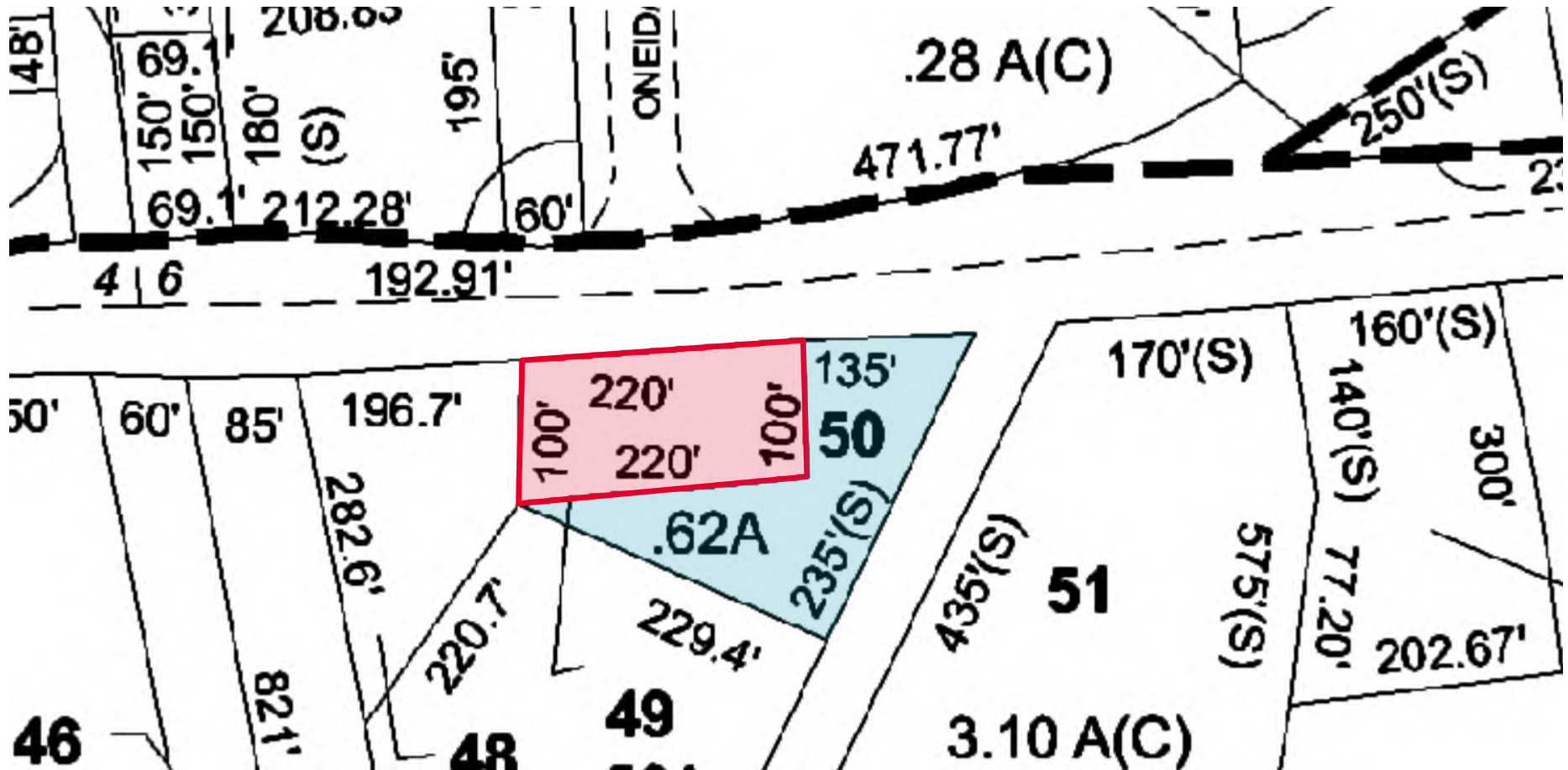
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FOR SALE OR LEASE
2033 Genesee Street
 Oneida, New York 13421



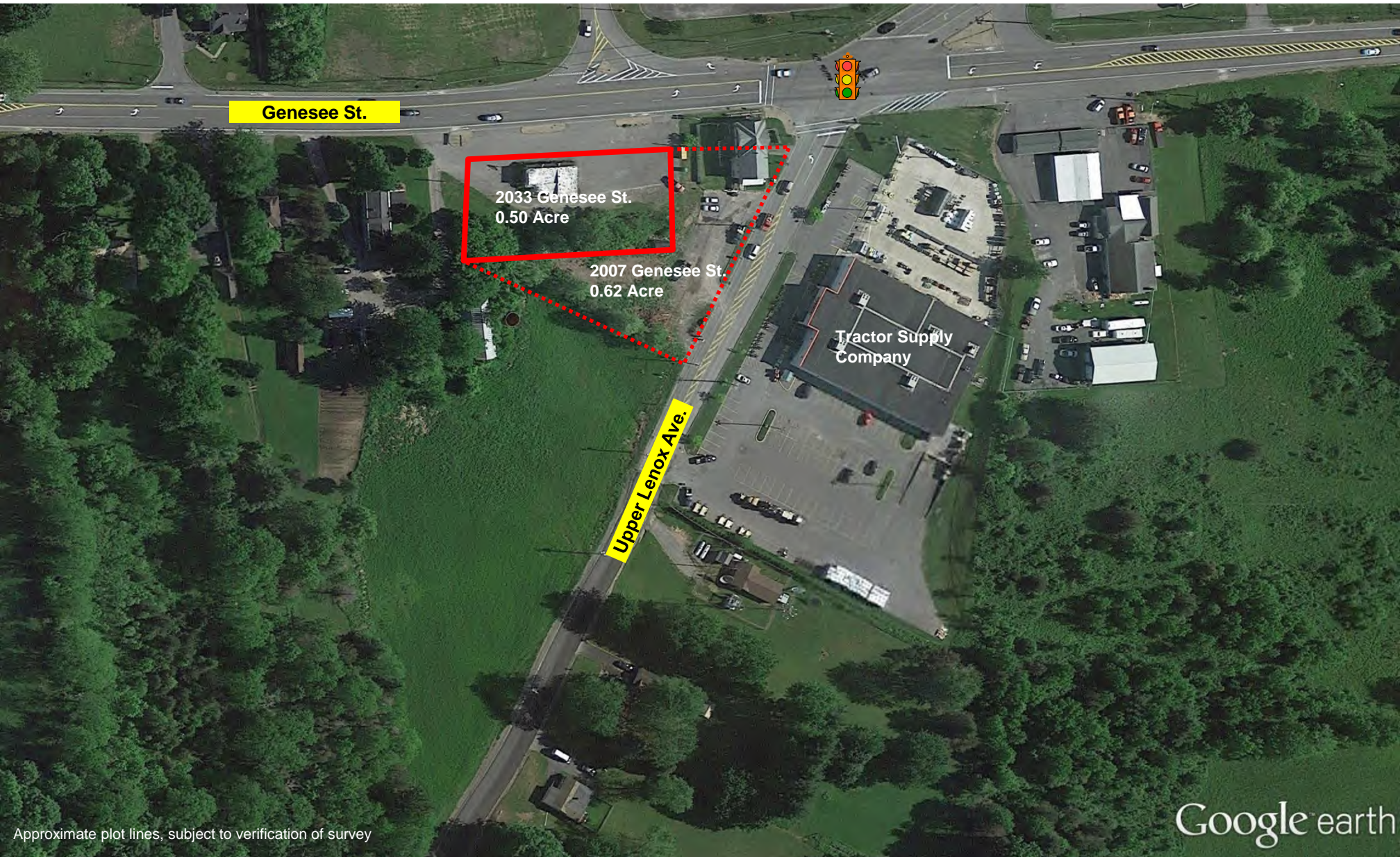
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Genesee St.

2033 Genesee St.
0.50 Acre

2007 Genesee St.
0.62 Acre

Tractor Supply Company

Upper Lenox Ave.

Google earth

Approximate plot lines, subject to verification of survey