


FOR SALE

0.55± ACRE DEVELOPMENT SITE NEAR MICRON!

Property Highlights

- 0.2 miles down the road from Micron's future campus, offering strong long-term development potential.
- High-visibility site along busy Route 31 with steady local and regional traffic.
- Great fit for retail, service commercial, or quick-serve concepts.
- Surrounded by growing residential neighborhoods and expanding commercial activity.
- Easy access to I-81 and I-481, providing convenient connectivity across the region.
- Located in one of Central New York's fastest-changing development corridors..

Demographic	5 Miles	10 Miles	15 Miles
Population	89,058	275,530	458,430
Households	36,984	118,876	189,064
Average H.H. Income	\$103,925	\$85,605	\$90,323
Daytime Employees	34,255	158,064	240,330

Source: ESRI Business Analyst 2022

Traffic Counts

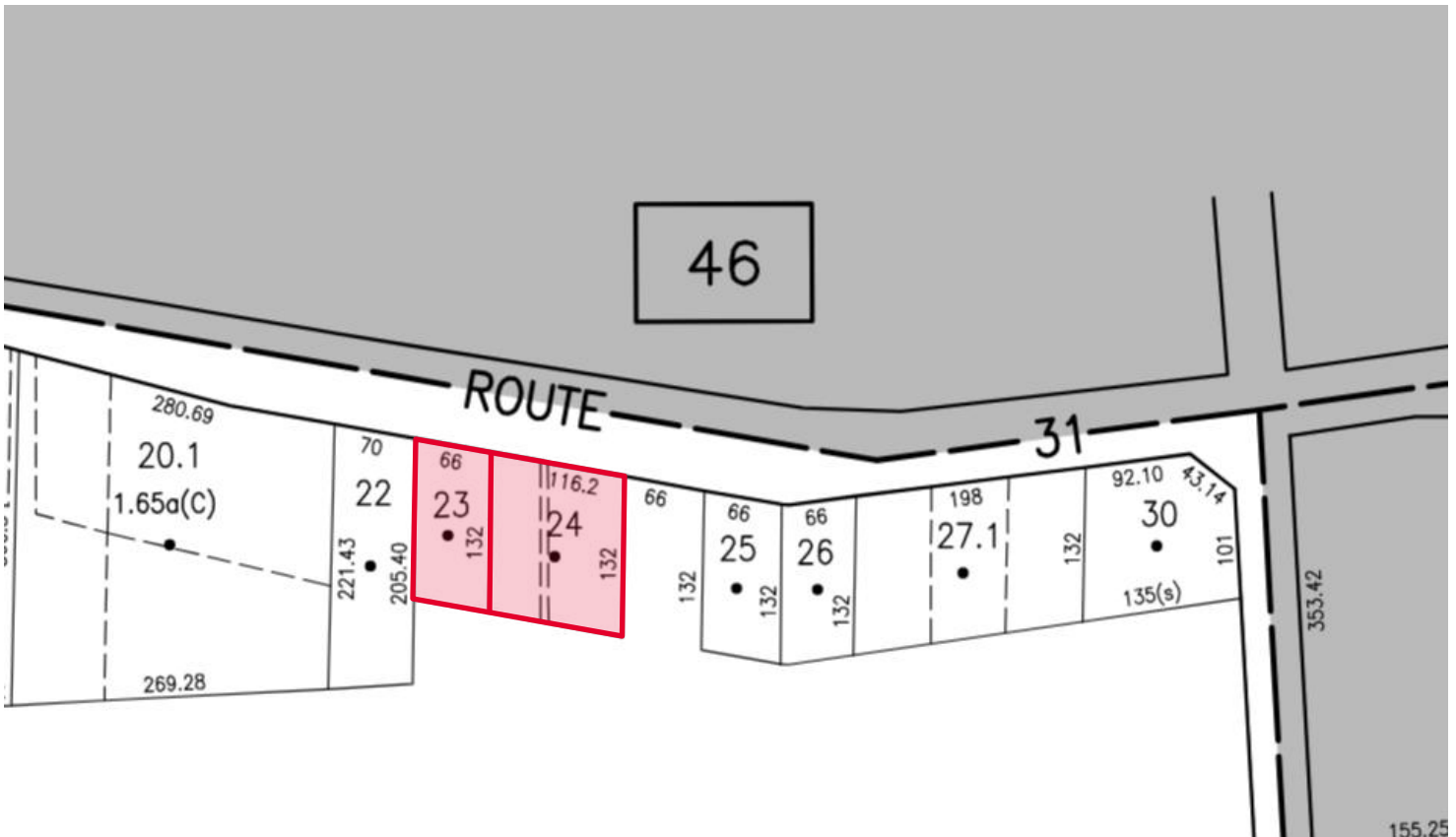
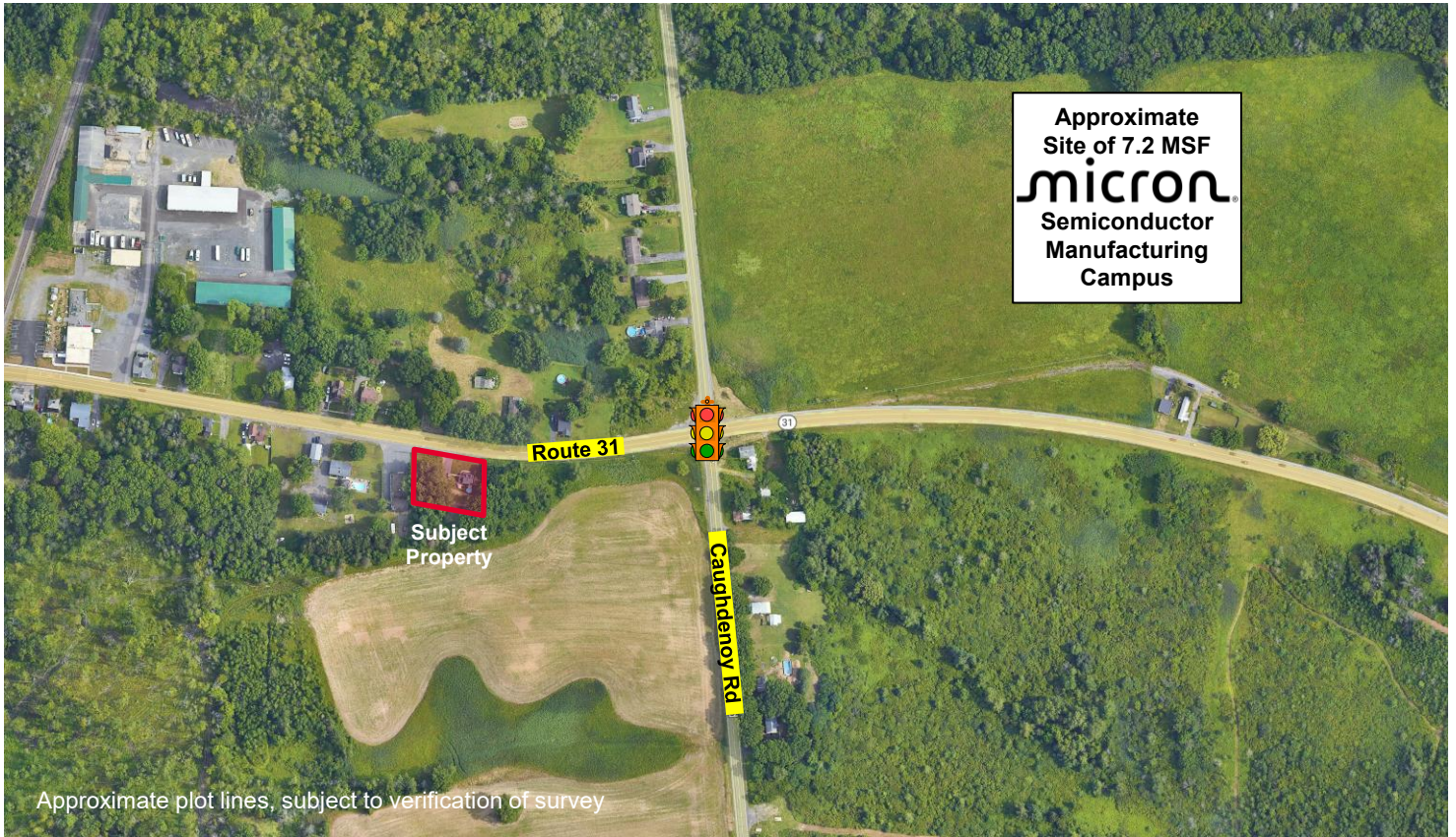
Route 31	10,407 AADT/2019
Caughdenoy Road	1,919 AADT/2019

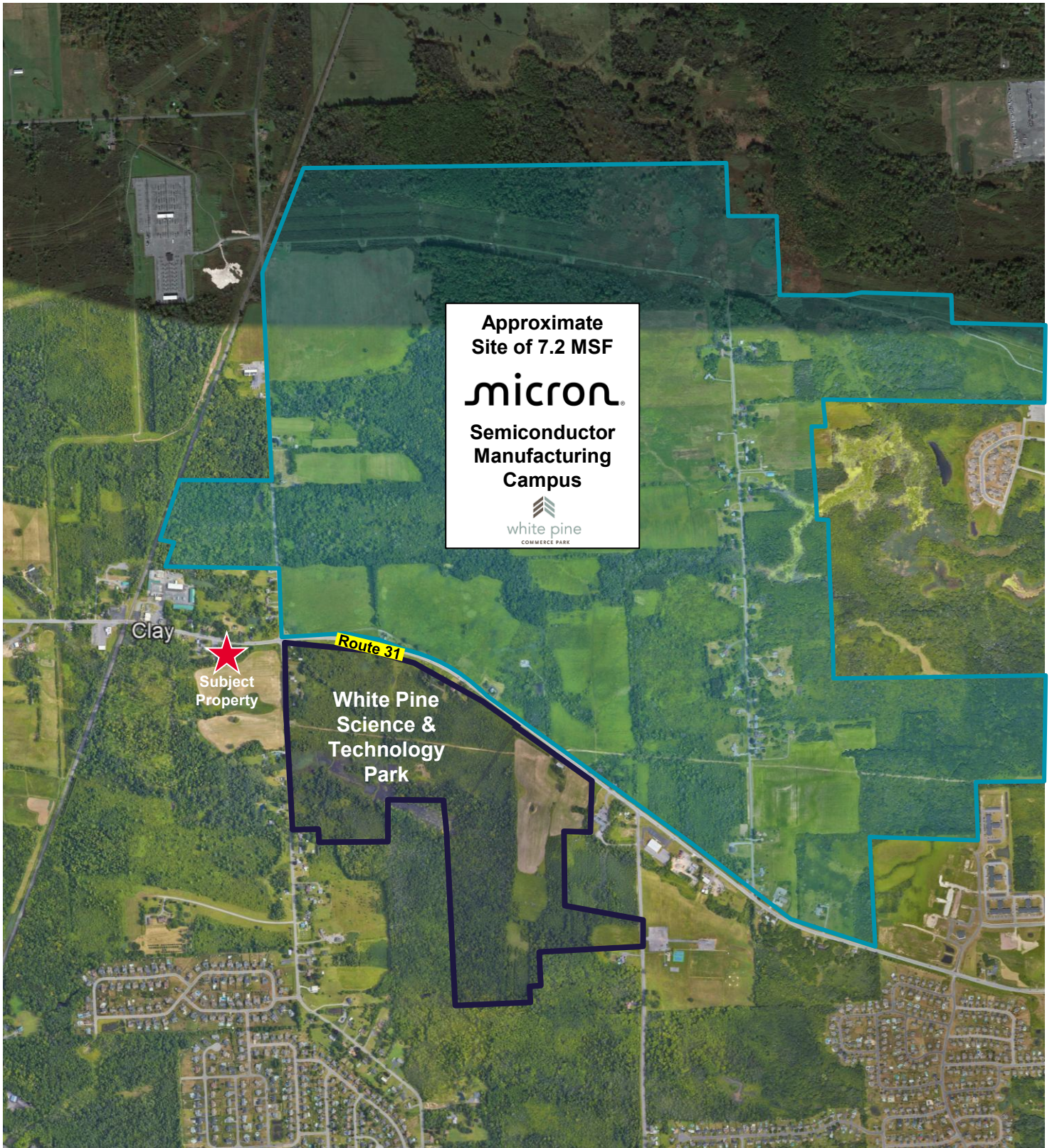
Source: NYS DOT

EXCLUSIVE CONTACT

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Approximate plot lines, subject to verification of survey. Approximate boundaries of Micron Site (Micron Site continues off page).

“Micron to Spend up to \$100 Billion on Chip Factory and Create Nearly 50,000 Jobs”

- Wall Street Journal

“This is incredible and transformative news for Central New York and for the entire U.S. economy. It’s going to make Central New York one of the centers of high-end chip manufacturing, not just in the United States but in the world.”

- Chuck Schumer, C-NY



Micron is coming to New York

