



**FOR SALE OR LEASE**

# 0.75± ACRE DEVELOPMENT SITE

## Property Highlights

- Frontage on 7th North Street
- Located just of entrance/exit to I-90
- Busy commercial area with multiple hotels, office buildings and residential units in close proximity
- Owner will sell or build to suit
- Close to intersection of Electronics Parkway and 7th North Street

Demographic	1 Mile	3 Miles	5 Miles
Population	9,239	61,926	188,483
Households	4,356	26,947	80,329
Average H.H. Income	\$69,881	\$67,577	\$65,269
Daytime Employees	6,129	42,697	166,536

Source: NYS DOT 2021

## Traffic Counts

Electronics Parkway	15,608 AADT
I-90 Entrance Ramp	5,977 AADT
I-90 (east & west)	40,173 AADT

Source: NYS DOT 2019

## EXCLUSIVE CONTACT

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