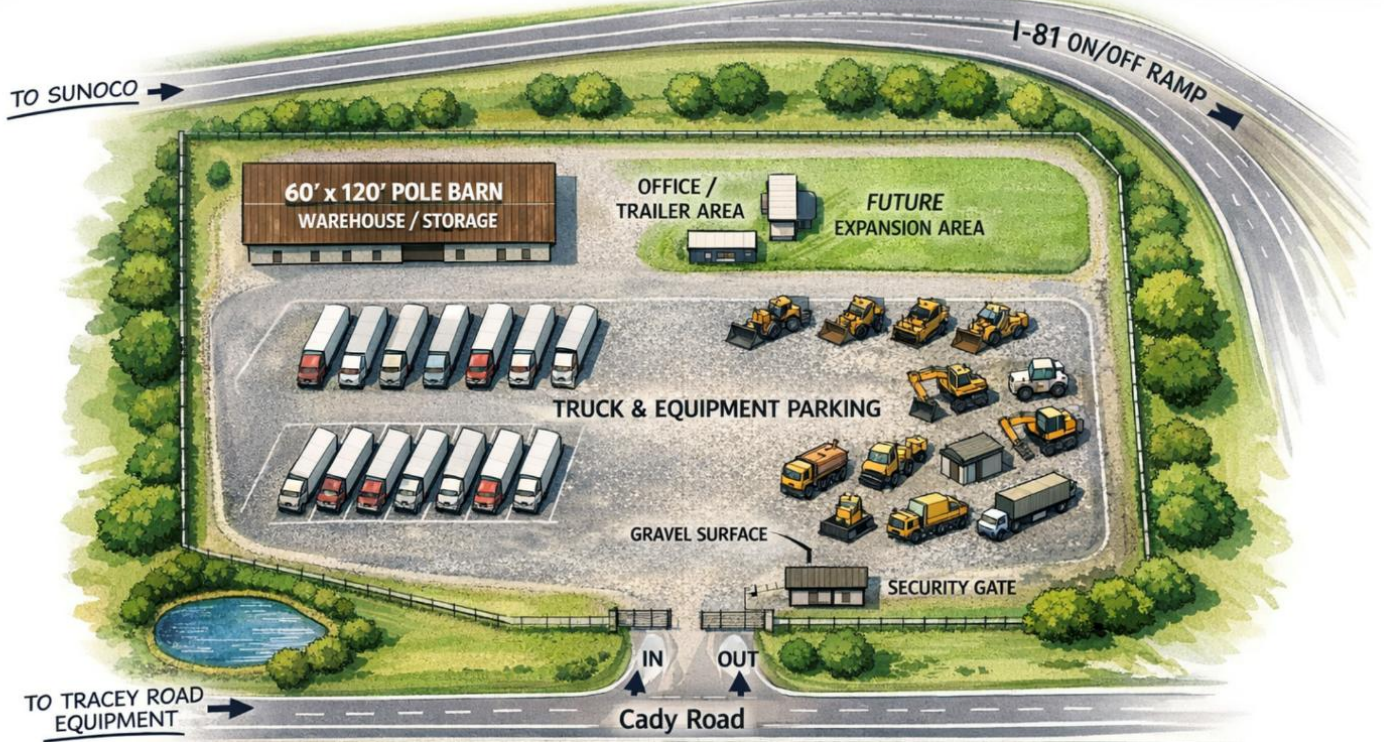


**CONCEPT SITE PLAN**



**FOR SALE, FOR LEASE OR BUILD TO SUIT**

# NORTH COUNTRY I-81 “SPOTTING” SITE

## Property Highlights

- 3.11± acres available for sale, lease or build to suit
- Zoned “NC” (Neighborhood Commercial) approved uses include (see attached)
  - Fleet vehicle operations
  - Manufacturing/warehousing
  - Retail
  - Storage
- 1,160'± frontage on I-81
- Utilities: Electric
- Highly visible site situated at the on/off ramp of Exit 44 of I-81

Demographic	5 Miles	10 Miles	20 Miles
Population	13,766	49,080	101,989
Households	5,788	21,819	41,443
Average H.H. Income	\$92,701	\$82,348	\$81,416
Daytime Employees	12,059	30,196	53,464

Source: ESRI Business Analyst 2025

## Traffic Counts

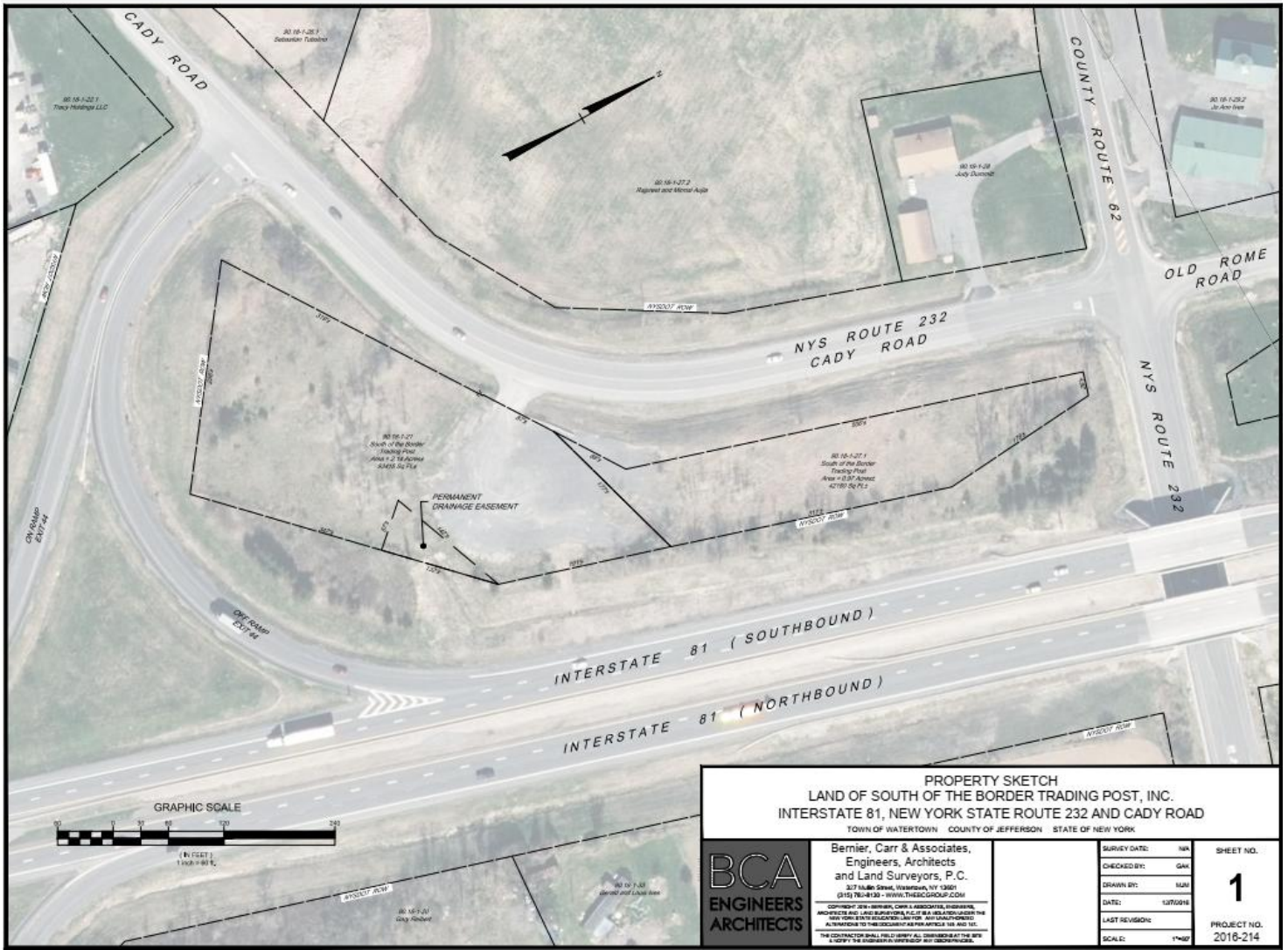
I-81 (from exit 44 north)	20,449 AADT
I-81 (from exit 44 south)	19,618 AADT

Source: NYS DOT 2024

## EXCLUSIVE CONTACT

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1 Districts	2 Permitted Principal Uses	3 Minimum Lot Size			4 Minimum Floor Area	6 Minimum Yard Dimensions		
		Area (Square Feet)	Lot Frontage (Feet) State/County Highway	Lot Frontage (Feet) Town/Private Drive	Square Feet	Front from Road Right- of-Way (Feet)	Side (Feet)	Rear (Feet)
NC Neighborhood Commercial	Administrative, Business, Professional, or Research Offices	30,000	250	150	1,200	40	30	30
	Agricultural Operations	5 Acres	400	--	1,200	80	80	80
	Animal Hospitals. See § 107-10E.	30,000	250	150	1,200	40	30	30
	Daycare Facilities	30,000	250	150	1,200	40	30	30
	Fleet Vehicle Operations	30,000	250	150	1,200	40	30	30
	Gas Stations	30,000	250	150	1,200	40	30	30
	Health Clubs	40,000	200	150	1,200	50	30	30
	Hospitals	40,000	200	150	1,200	50	30	30
	Hotel	40,000	400	400	1,200	50	30	30
	Laboratories: Research, Experimental, and Testing	40,000	200	150	1,200	50	30	30
	Light Assembly	30,000	250	150	1,200	40	30	30
	Light Manufacturing	40,000	200	150	1,200	50	30	30
	Mortuary Establishments	30,000	250	150	1,200	40	30	30
	Multifamily Dwelling	3 Acres	400	400	1,200	80	80	80
	Multi-Purpose Event Center	5 Acres	400	--	1,200	80	80	80
	Nursing Homes	40,000	200	150	1,200	50	30	30
	One-Family Dwellings**	15,000	--	150**	900	40	30	30
	Outdoor Water Pools, Public. See § 107-17.	30,000	250	150	1,200	40	30	30
	Planned Development District	5 Acres	400	400	1,200	50	50	50
	Printing Establishments	30,000	250	150	1,200	40	30	30
	Private Kennels	30,000	250	150	1,200	40	30	30
	Public and Semi-Public Facilities	30,000	250	150	1,200	40	30	30
	Public Parking Lots	30,000	250	150	1,200	40	30	30
	Public Utility Facilities	30,000	250	150	1,200	40	30	30
	Religious Institutions	40,000	200	150	1,200	50	30	30
	Residential Health Care Facilities	40,000	200	150	1,200	50	30	30
	Retail Sales and Services	30,000	250	150	1,200	40	30	30
	Stone or Monument Works	40,000	200	150	1,200	50	30	30
Storage, Manufacturing, Warehousing, and Freight Terminals	40,000	200	150	1,200	50	30	30	
Telecommunication Facilities. See Chap. 104	30,000	250	150	1,200	40	30	30	
Temporary Residences	30,000	250	150	1,200	40	30	30	
Two-Family Dwellings **	15,000	--	150**	1,000	40	30	30	
Wholesale Facilities	30,000	250	150	1,200	40	30	30	

(--) Indicates either no minimum or maximum or not applicable.

\*\* One and two-family dwellings and manufactured homes shall not be allowed on private drives.

