


FOR SALE

1.775± ACRES FOR DEVELOPMENT

Property Highlights

- Situated on the corner of Old Cove Road and busy Route 57/Oswego Road
- Less than one mile from Exit 38 of NYS Thruway (I-90)
- Adjacent to Dunkin
- Zoned C-3 (Planned Commercial District) per Town of Salina, uses permitted include restaurant, hotels/motels, retail sales and service, offices, radio and television studios, shopping centers (no gas), theaters and day-care centers
- Area businesses include Village Dental, Sharkey's Bar and Grill, NAPA Auto Parts, Concepts in Hair and several others located in office park across Old Cove Road
- 170' frontage on Route 57/Oswego Road
- Over 2,200 apartment units within two miles of site!

Demographic	1 Mile	3 Miles	5 Miles
Population	8,777	46,972	121,474
Households	3,864	20,664	52,470
Average H.H. Income	\$87,607	\$95,687	\$91,674
Daytime Employees	3,482	24,212	62,934
Source: ESRI Business Analyst 2023			

Traffic Counts

Oswego Road/Route 57	22,442 AADT
Source: NYS DOT 2023	

EXCLUSIVE CONTACT

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