



FOR SALE, LANDLEASE OR BUILD TO SUIT

DEVELOPMENT SITE

Property Highlights

- Approved for up to 5,800± SF
- 1.22± acres located on N. Burdick Street in Fayetteville with exposure
- Pad is filled and graded ready for land lease or build to suit for qualified Lessee
- Situated across from Fayetteville Towne Center. Tenants include Target, Tops, LL Bean, Stickley, J. Jill, Bath and Body Works, Chipotle, Panera, McDonald's Bone Fish Grill, Red Robin, Carrabba's, Kohl's, YMCA, Athleta, Sephora and others
- In proximity to large regional medical center (NE Med) and two senior living communities
- Excellent traffic counts and demographics
- Two miles from I-481 north/south
- High income area in upscale community
- Perfect for retail or office space
- Available for sale, landlease or owner/developer will do a build to suit

Demographic	1 Mile	3 Miles	5 Miles
Population	5,192	26,347	73,088
Households	2,610	11,342	30,221
Average H.H. Income	\$126,536	\$143,814	\$127,290
Daytime Employees	4,503	20,482	41,415
Source: ESRI Business Analyst 2024			

Traffic Counts

North Burdick Street	13,261 AADT
East Genesee Street (east of N. Burdick Street)	24,051 AADT
West Genesee Street (west of N. Burdick Street)	21,215 AADT
Source: NYS DOT 2023	

EXCLUSIVE CONTACT

Lila "Lee" M. Salvetti
Associate Real Estate Broker
+1 315 254 3447
lsalvetti@pyramidbrokerage.com

5845 Widewaters Parkway, Suite 200
East Syracuse, New York 13057
+1 315 445 1030
pyramidbrokerage.com



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Company

154 North Burdick Street
Fayetteville, New York 13066





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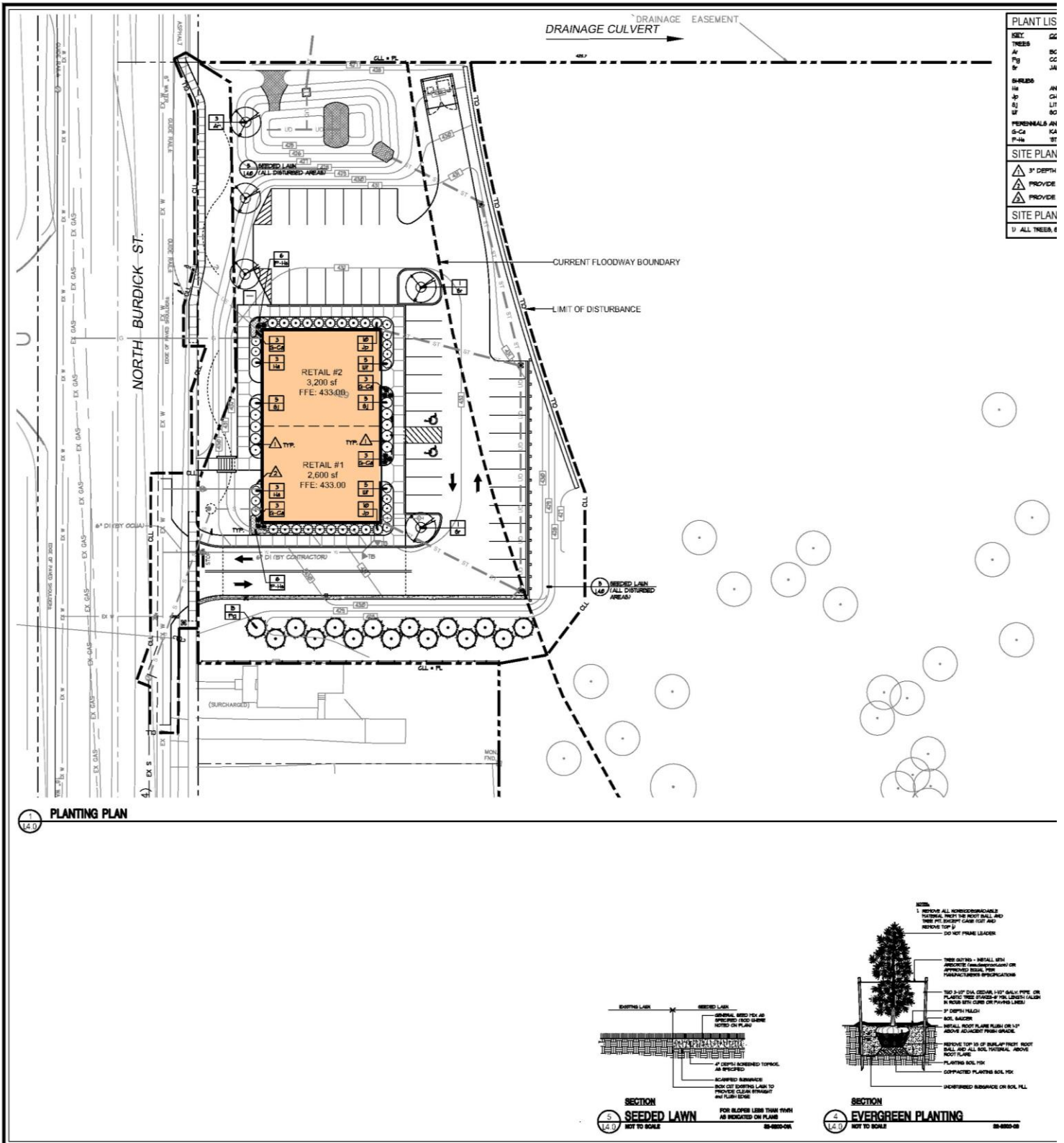
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**154 North Burdick Street
Fayetteville, New York 13066**



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