


FOR SALE

VERY VERSATILE COMMERCIAL AND RESIDENTIAL PROPERTY

Property Highlights

- Property very suitable for many retail, restaurant or office uses as well as residential
- Former church converted to residential in 2017
- 2,575± SF plus full basement and detached two-car garage situated on 0.62 acre
- Zoned C-Commercial which allows a wide variety of uses
- Largely open floor plan with 2-3 bedrooms and 2 full bathrooms
- Nice historic and architectural features, including stained glass
- Located on primary corridor with great visibility and very near Central Square Schools campus
- 14+ minute drive to new Micron site and 20-23 minutes from Downtown Syracuse, Hancock International Airport
- Property in impeccable condition

Demographic	3 Miles	7 Miles	15 Miles
Population	6,859	28,945	255,147
Households	3,037	12,202	109,861
Average H.H. Income	\$112,092	\$114,938	\$101,548
Daytime Employees	2,697	6,382	112,570

Source: ESRI Business Analyst 2025

Traffic Counts

S. Main St. / Rt. 11 7,222 AADT

Source: NYS DOT 2025

EXCLUSIVE CONTACT

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**Pyramid Brokerage
Company**

**589 South Main Street
Central Square, New York 13036**



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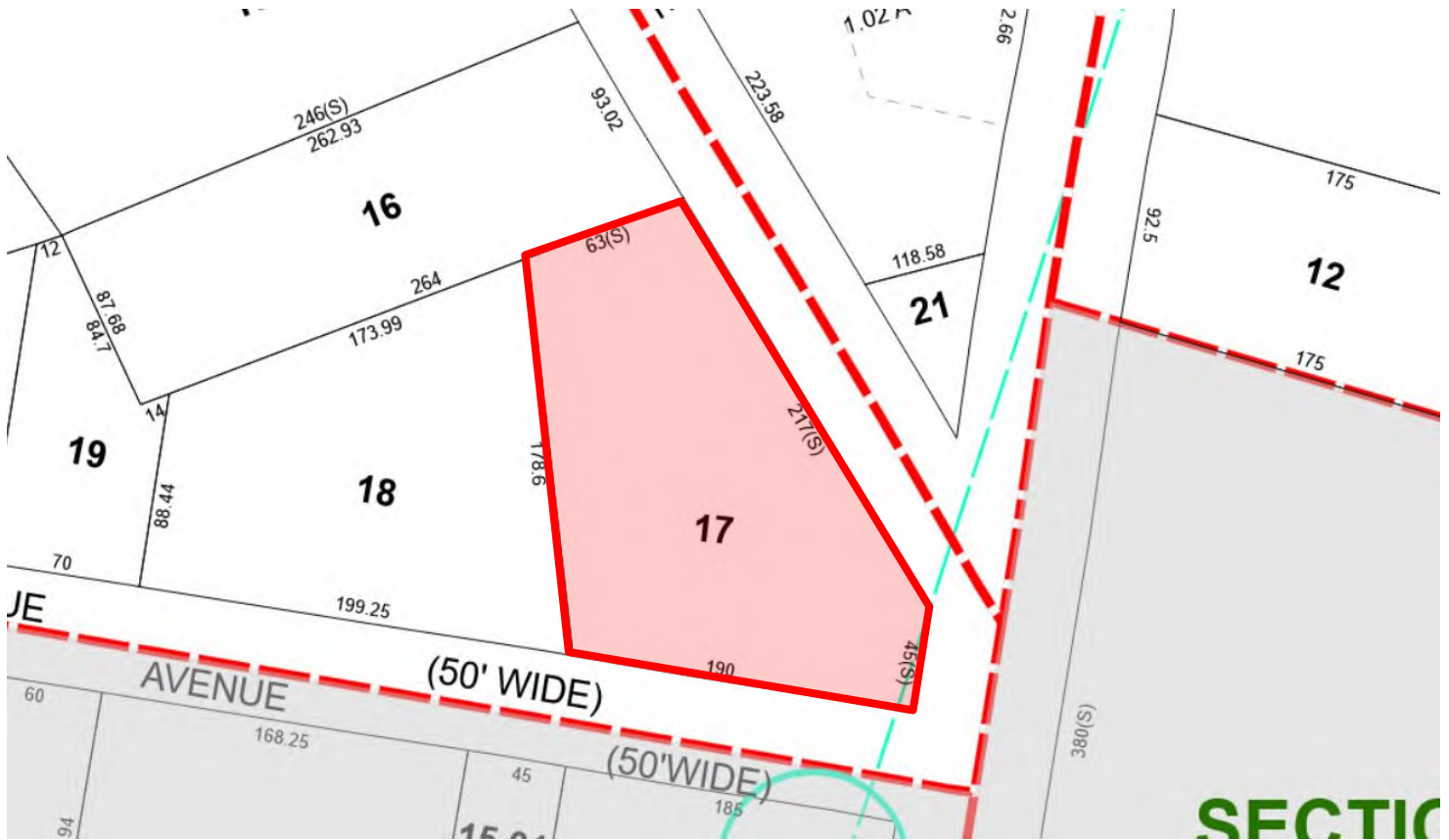


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Approximate plot lines, subject to verification of survey

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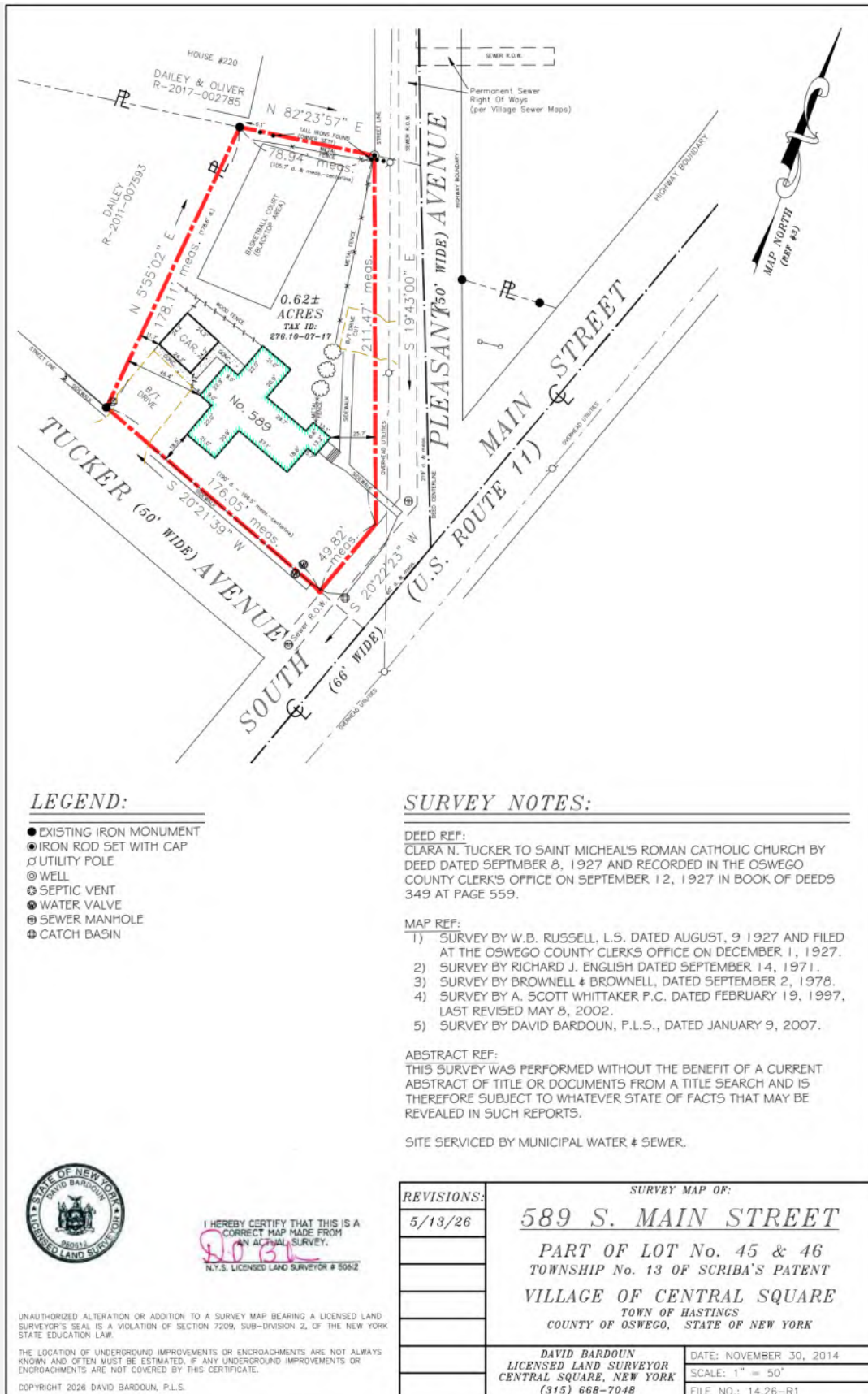
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The property is zoned "C-Commercial" which includes all uses permitted in Residential zoning districts as well as those additional commercial uses.

**Residential permitted uses, some
subject to site plan review –**

One-family dwelling unit
Two-family dwelling unit
Multiple dwellings
Boarding, lodging, rooming or tourist houses
Clubs, lodges, and social and recreation centers
Day-care home
Day-care centers
Nursing or convalescent home
Professional offices
Home occupation
Offices of religious and educational institutions
Funeral homes
Teaching of music, dance or similar limited to
five pupils
Dressmakers
Decorators
Photographers
Art studios
Beauty/barbershops
Libraries

Commercial permitted uses –

Retail stores and shops
Personal service shops
Community services
Clubs and lodges
Banks
Theaters
Offices
Restaurants
Professional and business offices
Wholesale offices and salesrooms
Hotels and auto courts
Parking lots, public and private
Commercial garages
Automobile gasoline sales facilities
Religious facilities
Private schools
Drive-through facilities

Residential with Special Permit –

Private schools
Public Utility structures
Religious facilities
Townhouses
Bed-and-breakfast establishment

Commercial uses with special permit –

Townhouses
Senior citizens manufactured home parks



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Micron's investment in Clay, NY (**less than a 15-minute drive from Central Square**) will provide compounding benefits for multifamily product and the Syracuse economy with a surge in high-quality employment opportunities driving both population and economic growth in the years ahead.

Micron intends to **invest up to \$100 billion over the next 20-plus years**, with the first phase investment of \$20 billion planned by the end of this decade, to build a leading-edge memory megafab in Clay, New York.

Micron plans for **substantial hiring in the second half of 2025** with job posting's already advertised including salaries ranging from \$57,000 up to \$256,000.

"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



\$100B Micron Expected Investment



4,500 Construction Jobs



9,000 Micron Jobs



24MSF Cleanroom Space

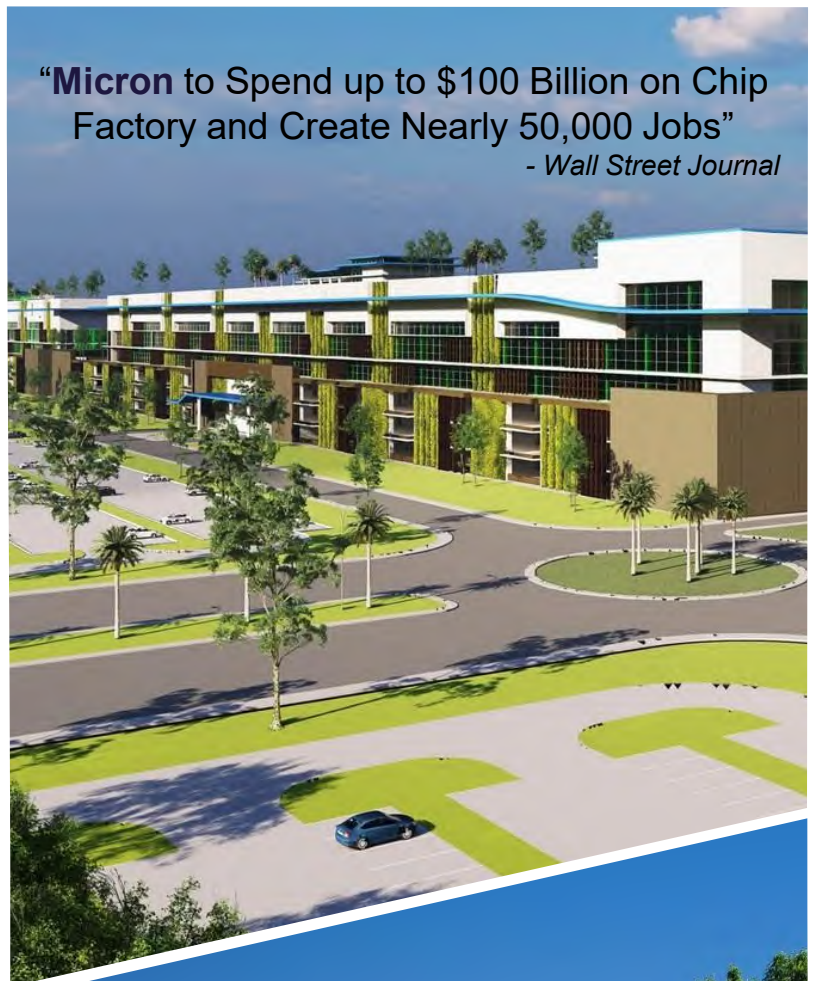


40,000 Indirect jobs

micron®

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

- Wall Street Journal



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