



**CUSHMAN &
WAKEFIELD**



**Pyramid Brokerage
Company**

**7282 Oswego Road
Liverpool, New York 13090**



FOR SALE

2,621± SF TURNKEY DENTAL PRACTICE

Property Highlights

- Very well located Suburban Pediatric Dental practice long known as "The Kid's Dentist"
- 2,621± SF building on a large, 1.16± acre parcel with plenty of parking in rear parking lot
- Features five (5) exam rooms, fully equipped with dental equipment ready to re-open immediately
- Well located on busy stretch of Route 57 with great demographics
- Proven successful pediatric dental location for 40+ years; typically saw 50+ patients daily
- Little to no deferred maintenance with modern HVAC, mechanicals, and dental equipment which can be included in sale
- ADA access off rear parking lot

Demographic	1 Mile	3 Miles	5 Miles
Population	7,985	47,422	123,283
Households	3,566	21,305	54,385
Average H.H. Income	\$97,285	\$102,319	\$99,823
Daytime Employees	4,718	22,609	54,168

Source:

Traffic Counts

Oswego Road / Route 57 20,690 AADT

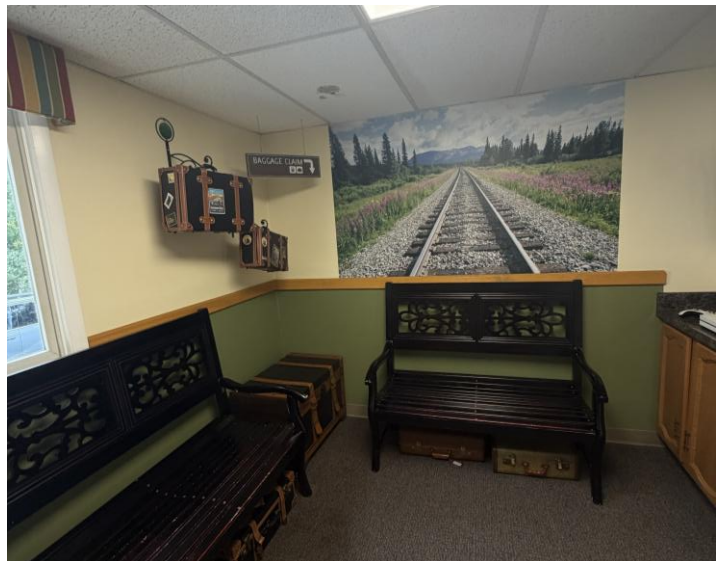
Source: *Sites USA, Inrix*

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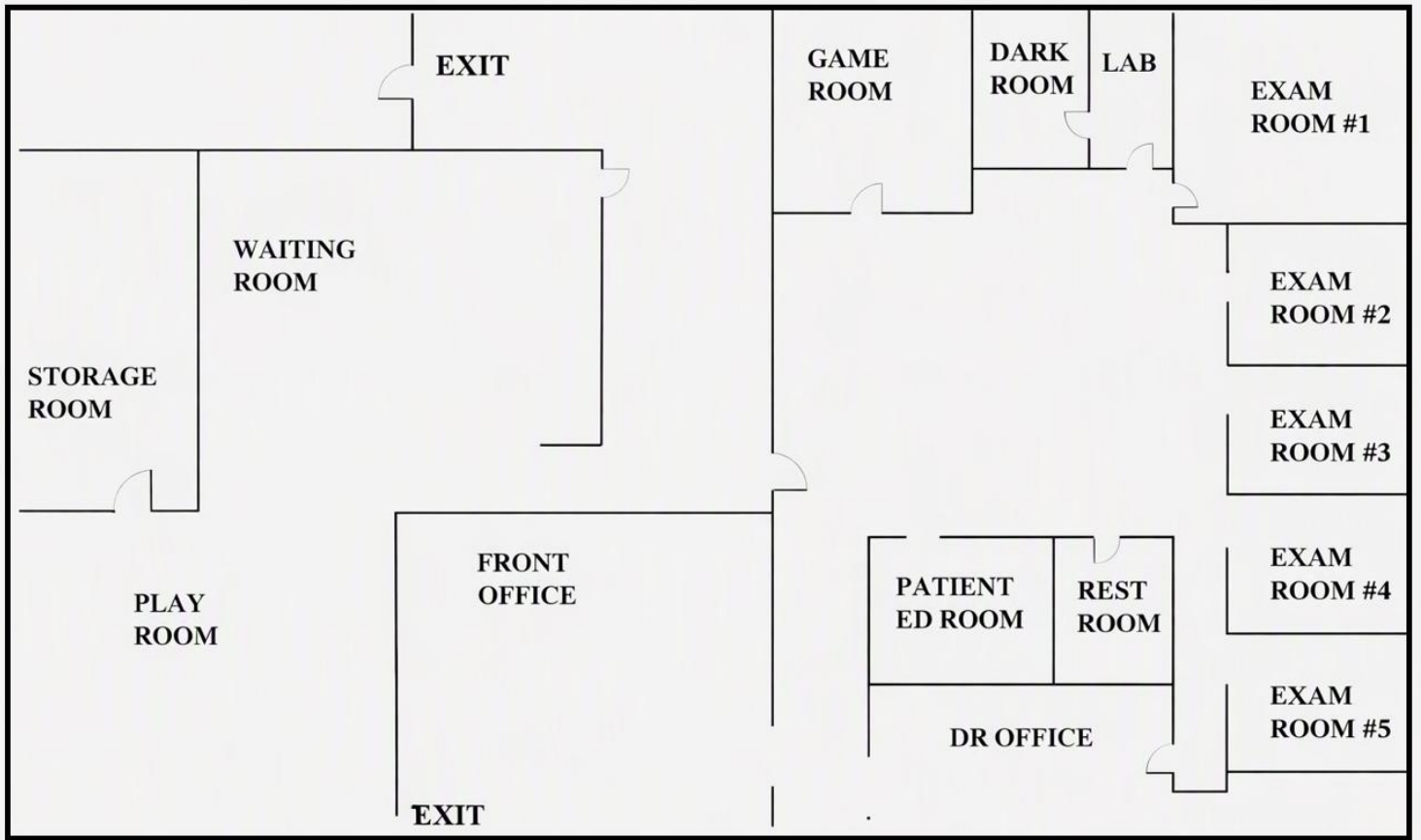


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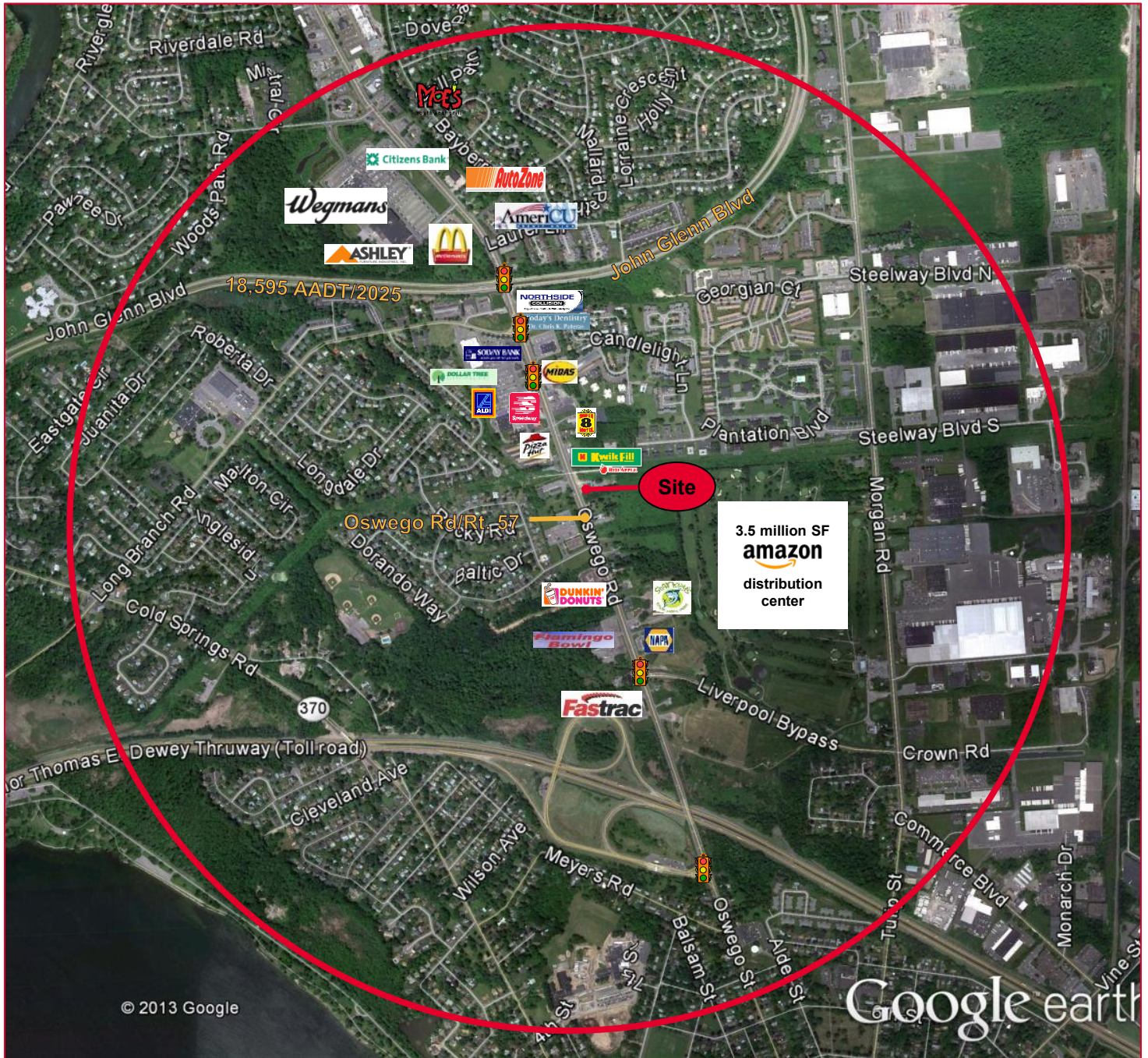
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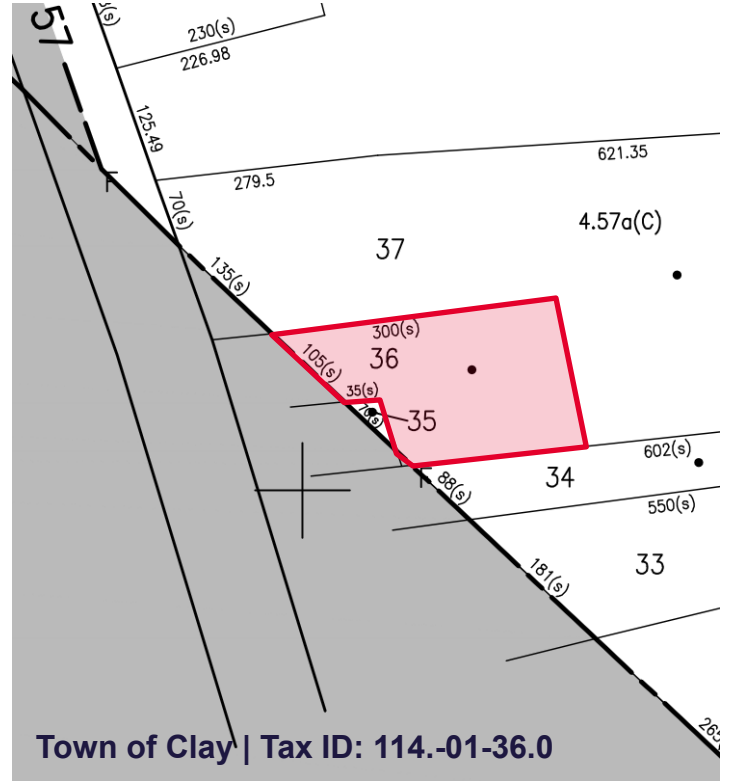
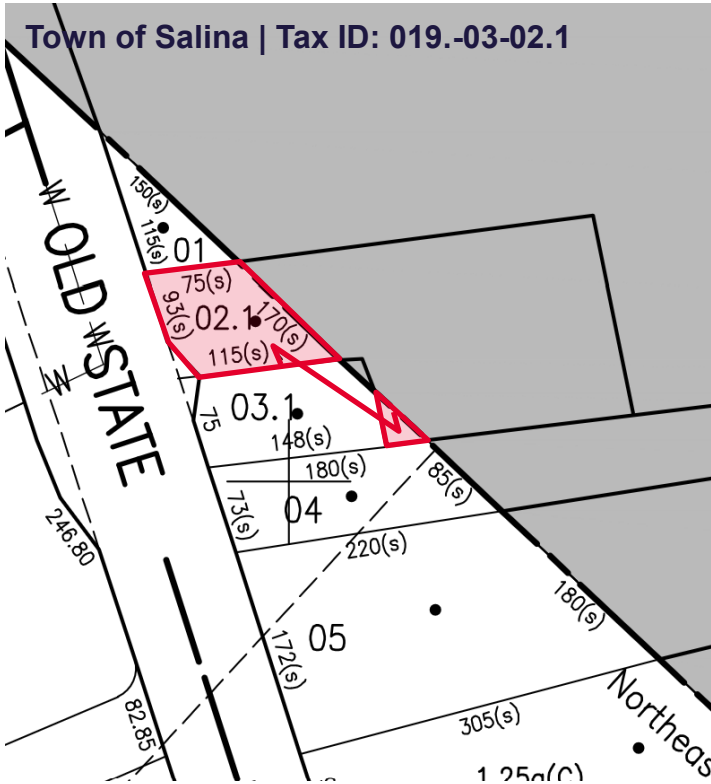


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Approximate plot lines, subject to verification of survey

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