CUSHMAN & WAKEFIELD | Pyramid Brokerage Company

3261 U.S. Route 20
Nelson, New York 13035

FOR SALE

11,158± SF FOOD PROCESSING ("PRODUCTION FACILITY") AND POINT OF SALE RETAIL

Property Highlights

- Full-service, certified food grade, 5,000± SF commercial kitchen to include food prep area, floor drains, equipment, full refrigeration, grease trap, two (2) Ansul Systems. Storefront, front-end, point of sale component.
- Suitable for multiple uses: food / ag based (farm storefront) / food commissary, restaurant, assembly, antique /gift shop.
- Highly visible property located on heavily travelled U.S. Route 20 (east and west tourism corridor).
- Renovated in the 1980's with "farmhouse" style including original architectural detail.
- NYS Agricultural Beer/Wine Trail.
- Property offers: Septic, well water, propane gas, and electric.

Traffic Counts

Route 20	4,310 AADT

Source: NYS DOT 2024

Demographic	5 Mile	10 Miles	15 Miles
Population	6,651	22,442	93,320
Households	2,734	8,717	37,882
Families	1,678	5,850	24,045
Owner Occupied Units	2,047	7,129	28,252
Renter Occupied Units	687	1,588	9,630
Median Age	44.7	44.0	43.2
Average H.H. Size	2.25	2.40	2.33
Average H.H. Income	$112,000	$119,359	$118,663
Daytime Employees	3,510	6,478	35,193

Source: ESRI Business Analyst 2025

View 360° Virtual Tour

EXCLUSIVE CONTACT

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Food Prep Mixing Station

Food Prep Processing

Food Prep Kitchen

Food Prep Refrigeration

Food Prep Mixing Room

Food Prep Packaging

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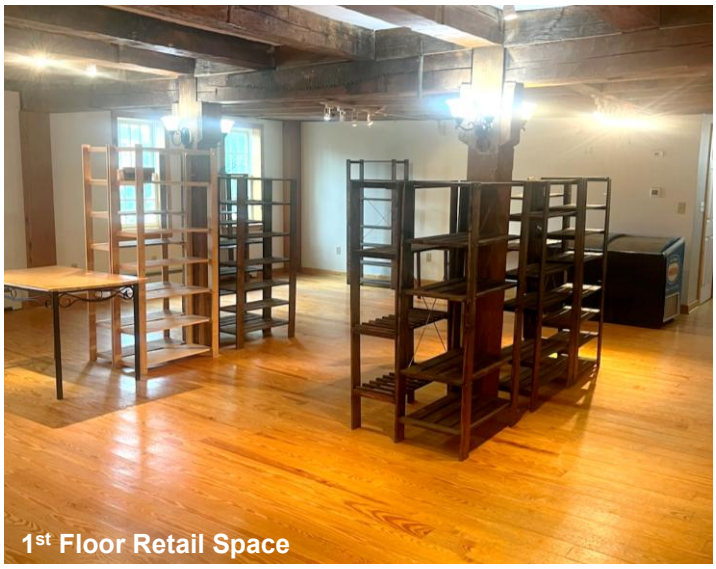
1st Floor Point of Sale


1st Floor Retail Space

1st Floor Gathering Space

1st Floor Bar

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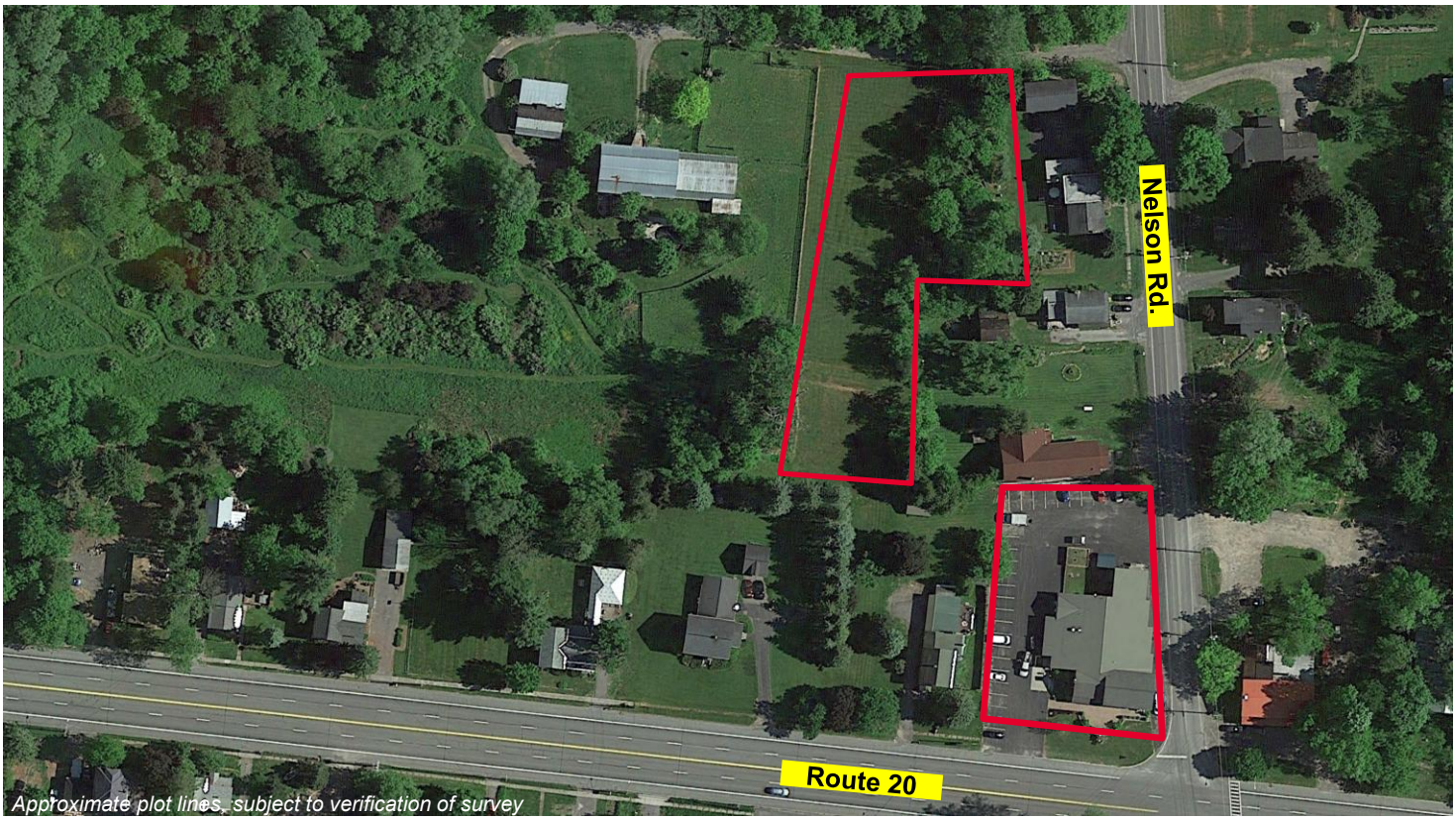

Tax ID: 96.19-1-12 (.57 acres with the building) & Tax ID: 96.19-1-15 (.92 acres of vacant land)

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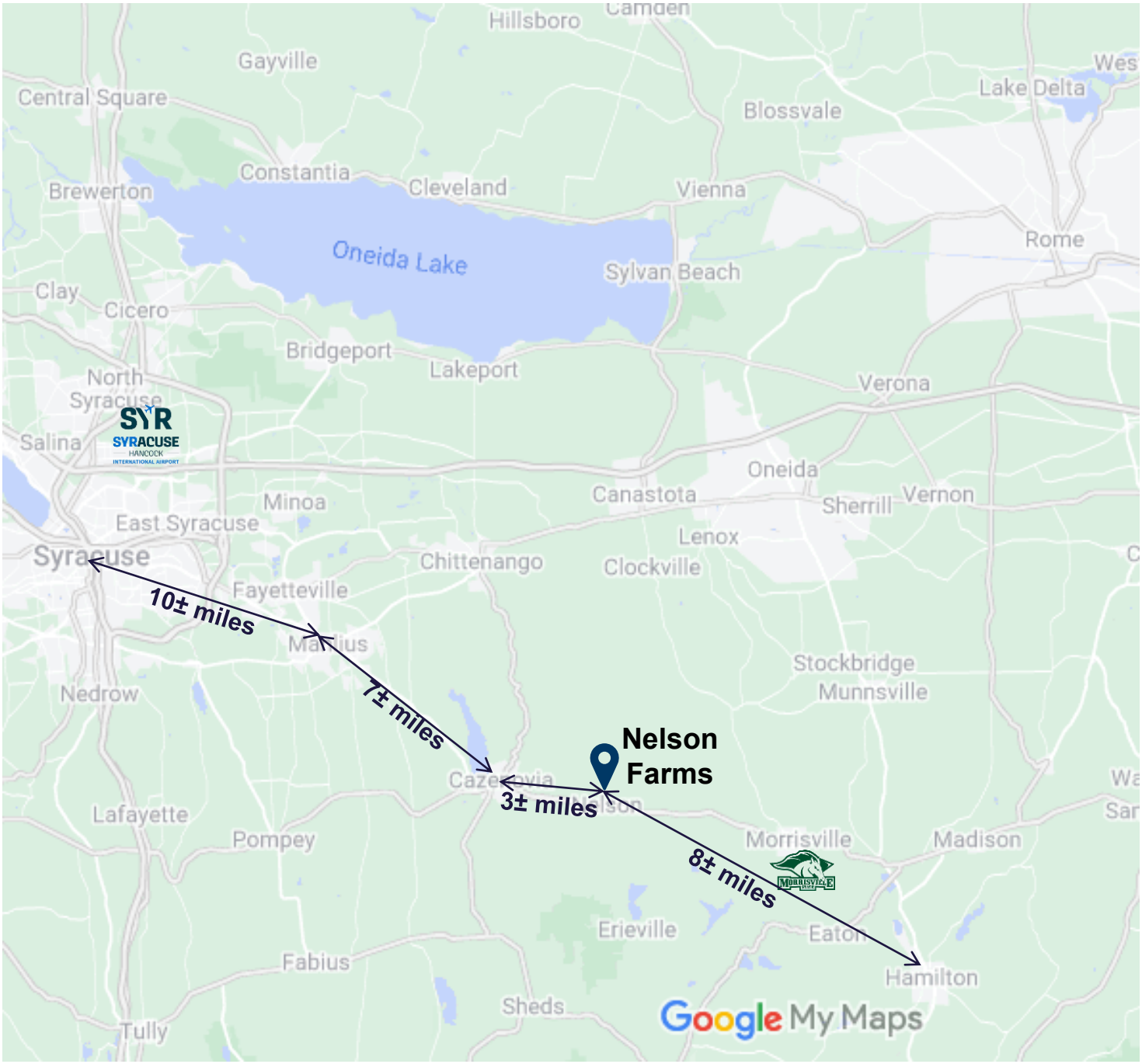
Drive Time to Local Destinations

	Minutes	Miles
Downtown Syracuse	36	24.5
Syracuse Hancock International Airport	39	30.0
Downtown Utica	50	38.0
Sylvan Beach	32	22.0
Turning Stone Resort & Casino	32	22.7



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