

**INVESTMENT PROPERTY**



**32,676± SF Neighborhood Center**

**Property Highlights**

- 32,676± SF neighborhood center situated on 4.48± acre site
- Just off I-81 on East Ave
- Quality tenants
- Ideal location at signalized intersection, across from Walmart Supercenter
- Well maintained
- Large 4.48± acre parcel
- Ample parking
- Neighboring retailers include Dunkin Donuts, Fastrac Markets, McDonald's, NAPA, and Advance Auto Parts
- Complete due diligence package available upon request
- Motivated seller



For more information, please contact:

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**Traffic Counts**

East Ave	11,762 AADT
I-81	39,467 AADT

Source: NYS DOT 2013

**FOR SALE**

**3027-3033 East Avenue**

Central Square, New York 13038



Approximate plot lines, subject to verification of survey



FOR SALE

3027-3033 East Avenue

Central Square, New York 13038



11,762 AADT/13

East Ave

81

24,021 AADT/13

39,467 AADT/13

Approximate plot lines, subject to verification of survey

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