



Approximate plot lines, subject to verification of survey

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2,135± Former Restaurant on 0.88 Acres

Property Highlights

- Former successful Pizza Hut franchise location - 43 Years !!
- 0.88-acre site with 130' frontage on Route 11 in Mattydale and two (2) curb cuts
- 2,135± SF single story building with 300 amp power
- High exposure location with strong traffic counts 20,000+ AADT
- Existing 2' x 7.5' pylon Sign highly visible from Route 11 facing north/south
- Hood, grease trap and walk in freezer still in place
- Town of Salina C-3 Planned Commercial District Zoning
- Strong retail corridor; adjacent to Big Lots, Walgreens, Dunkin Donuts, Goodyear, Dollar General

Demographic	5 Min.	10 Min.	15 Min.
Population	32,980	146,688	269,497
Households	14,182	62,102	110,329
Average Income	\$72,491	\$67,023	\$70,599
Daytime Employees	20,243	131,048	173,513
Source: Applied Geographic Solutions 6/2022			

Traffic Counts	
Brewerton Road	20,648 AADT
I-81	81,350 AADT
Source: NYS DOT 2019	

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