

EXCELLENT OPPORTUNITY


11,000± SF Commercial Property

Property Highlights

- Two commercial properties on 1.65± acres
- Parcel 1 is a 2,300± SF warehouse structure with 14' overhead door
- Parcel 2 is an 8,700± SF building with two (2) retail showrooms, multiple offices and warehouse space
- Property is in excellent condition
- Located on high traffic roadway with excellent visibility
- Located with miles of new Wolfspeed Nano site and State University of New York Utica-Rome

Demographic	5 Minutes	10 Minutes	15 Minutes
Population	4,398	70,427	121,090
Households	1,636	28,095	48,878
Average Income	\$88,862	\$68,132	\$80,222
Daytime Employees	2,122	38,760	64,843
Source: ESRI Business Analyst 2022			

Traffic Counts	
River Road	9,509 AADT
I-90	23,229 AADT
Source: NYS DOT 2019	

For more information, please contact:

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FOR SALE

9494-9498 River Road

Marcy, New York 13503



Approximate plot lines, subject to verification of survey
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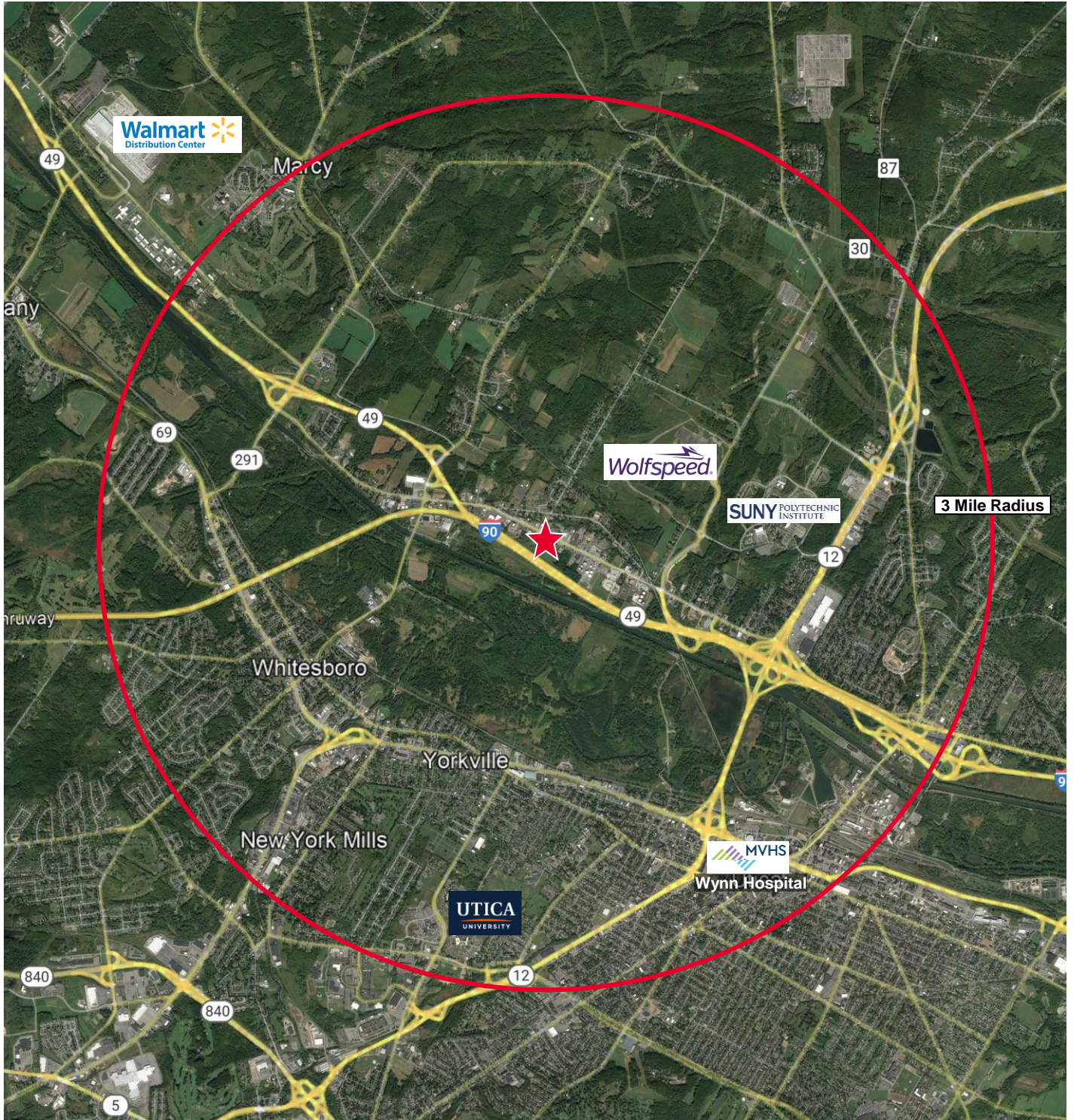
View of Property Looking South



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