



PROPERTY FEATURES

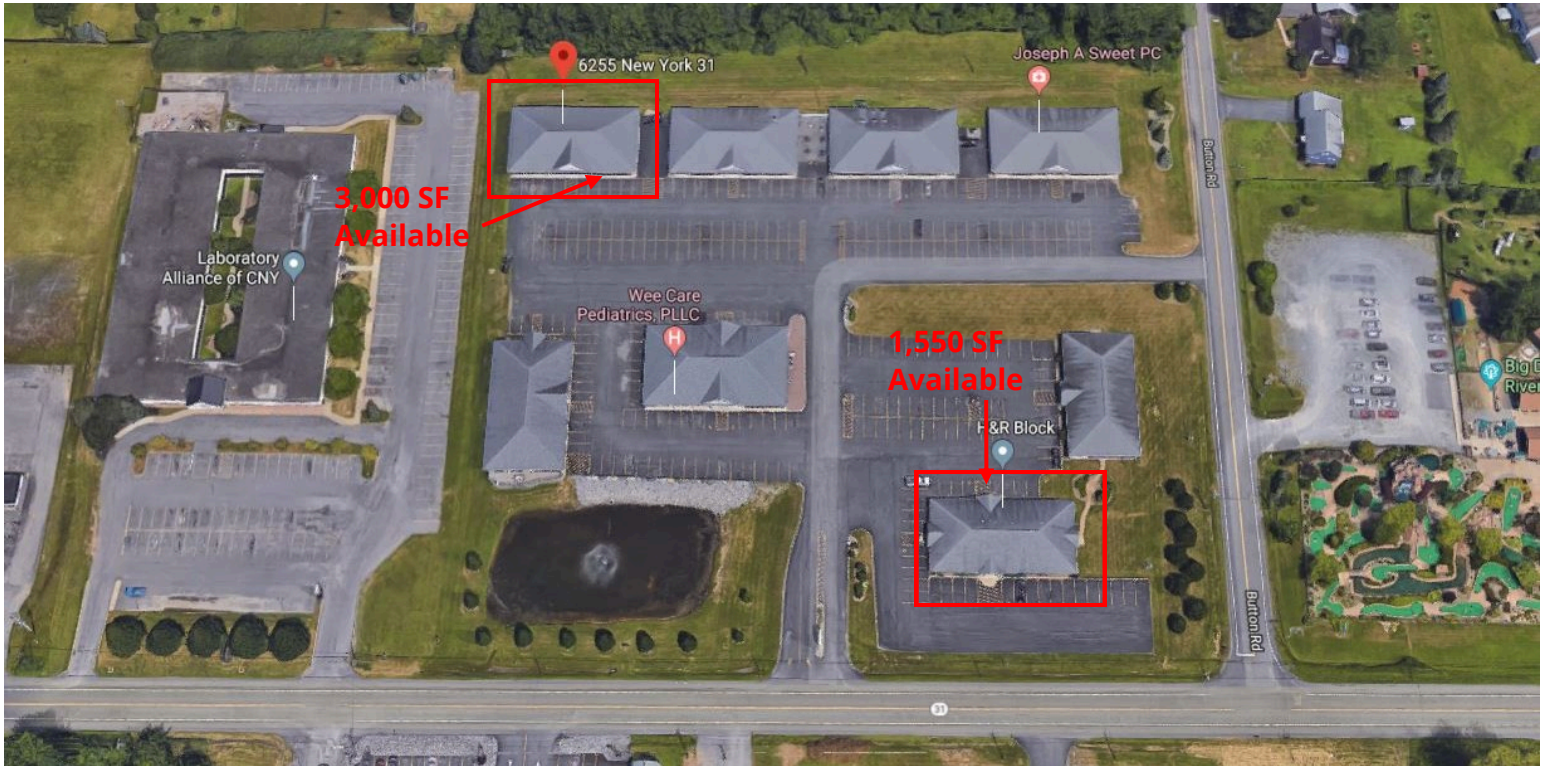
- 1,550 +/- SF and 3,000 +/- SF spaces available
- Office/retail complex in campus-like setting
- Prominent signage
- Ample parking
- Located in one of the fastest growing areas
- Easy access to I-81

CONTACT EXCLUSIVE AGENT:

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DEMOGRAPHICS

	1 Mile	3 Mile	10 Mile
Residential Population	7,186	51,063	264,807
Households	2,600	20,098	109,064
Average Household Income	\$101,858	\$81,155	\$64,550
Businesses	219	2,169	14,351
Employees	1,840	28,119	243,256

Source: ESRI Report

TRAFFIC COUNTS

- State Route 311—12,661

Source: NYSDOT

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