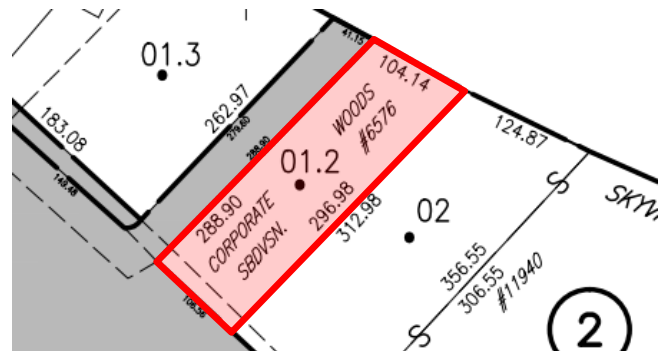




0.75± Acre Development Site

Property Highlights

- Frontage on 7th North Street
- Located just of entrance/exit to I-90
- Busy commercial area with multiple hotels, office buildings and residential units in close proximity
- Owner will sell or build to suit
- Close to intersection of Electronics Parkway and 7th North Street



| Traffic Counts | |
|---------------------|-------------|
| Electronics Parkway | 15,608 AADT |
| I-90 Entrance Ramp | 5,977 AADT |
| I-90 (East & West) | 40,173 AADT |

Source: NYS DOT 2019

| Demographic | 1 Mile | 3 Miles | 5 Miles |
|-------------------|----------|----------|----------|
| Population | 9,239 | 61,926 | 188,483 |
| Households | 4,356 | 26,947 | 80,329 |
| Average Income | \$69,881 | \$67,577 | \$65,269 |
| Daytime Employees | 6,129 | 42,697 | 166,536 |

Source: ESRI Business Analyst 2021

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