

SUTTON
REAL ESTATE COMPANY

FOR SALE OR LAND LEASE
RETAIL DEVELOPMENT SITE

109-113 Taft Rd & 202 Hoytville Rd, N Syracuse, NY 13212



PROPERTY FEATURES

Micron invests in the future of Central New York!

Micron Technology Inc.'s semiconductor facility at Central New York's White Pine site is the largest proposed project in the Central New York region's history, and among the largest industrial manufacturing investments in U.S. history. Over the next 20 years Micron will invest up to \$100 billion and create 9,000 Micron jobs and 40,000 community jobs.

- Acreage 1.35+/-
- Excellent exposure and visibility from two signalized intersections
- 160' of road frontage on E Taft Rd, 150' of road frontage on Lawrence Ave and 164' on Hoytville Rd (S Bay)
- Curb cuts on E Taft Rd and Lawrence Ave (access to S Bay Rd)
- Additional adjacent parcels available
- Minutes to Hancock International Airport & CBD Syracuse
- Easy Access to I-81, I 481 & NYS Thruway

CONTACT EXCLUSIVE AGENT:

Bart Feinberg

Associate Broker

315.447.8668

bfeinberg@suttoncos.com

SUTTON REAL ESTATE COMPANY

525 Plum Street, Suite 100

Syracuse, New York 13204

315.424.1111

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All information contained herein is from sources deemed reliable and is submitted subjected to errors, omissions, changes in price or other conditions, prior sale, leasing without notice. Principals should not rely solely upon the information contained herein.



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DEMOGRAPHICS

	2 Mile	5 Mile	10 Mile
Population	28,440	148,619	399,696
Households	12,255	63,530	165,398
Average Household Income	\$76,789	\$76,200	\$80,251
Employees	14,151	101,282	251,745
Daytime Businesses	1,555	8,611	21,403

TRAFFIC COUNTS

- East Taft Road—21,741 AADT
- Main Street—16,398 AADT
- South Bay Road—16,944 AADT

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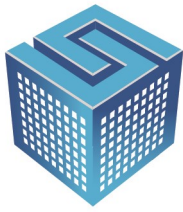
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