



**SITE**  
0.57 ACRES

**CHIPOTLE**  
MEXICAN GRILL  
**verizon**

**wellnow**  
URGENT CARE

**TEXAS**  
EXPRESS

**STARBUCKS**  
**FIVE GUYS**  
BURGERS and FRIES

**WILLOW FIELD**  
ELEMENTARY  
400 STUDENTS

**HOBBY LOBBY**

**LOWE'S**

3884 STATE ROUTE 31 | LIVERPOOL, NY

# VACANT COMMERCIAL LAND

UP TO 3,000 SF AVAILABLE | GROUND LEASE OR BUILD TO SUIT



# PROJECT DETAILS

LIVERPOOL, NY • UP TO 3,000 SF AVAILABLE • LAND

## PROPERTY HIGHLIGHTS

- Pad site to Lowe's & Hobby Lobby anchored center in the Town of Liverpool.
- Exposure to Route 31 with more than 26,000 cars per day.
- Ground Lease or Build To Suit
- The Town of Liverpool is located in the northwest quadrant of the Syracuse DMA.
- Micron has announced a \$100 billion investment in the Town of Clay. In 2024, construction is anticipated to start on Phase I.
- The Micron plant will be located on Route 31, 4.5 miles east of the site.

## OFFERING SUMMARY

LEASE RATE	Call for Information
AVAILABLE SF	Up to 3,000 SF
LOT SIZE	0.57 Acres

## DEMOGRAPHICS

### TOTAL POPULATION

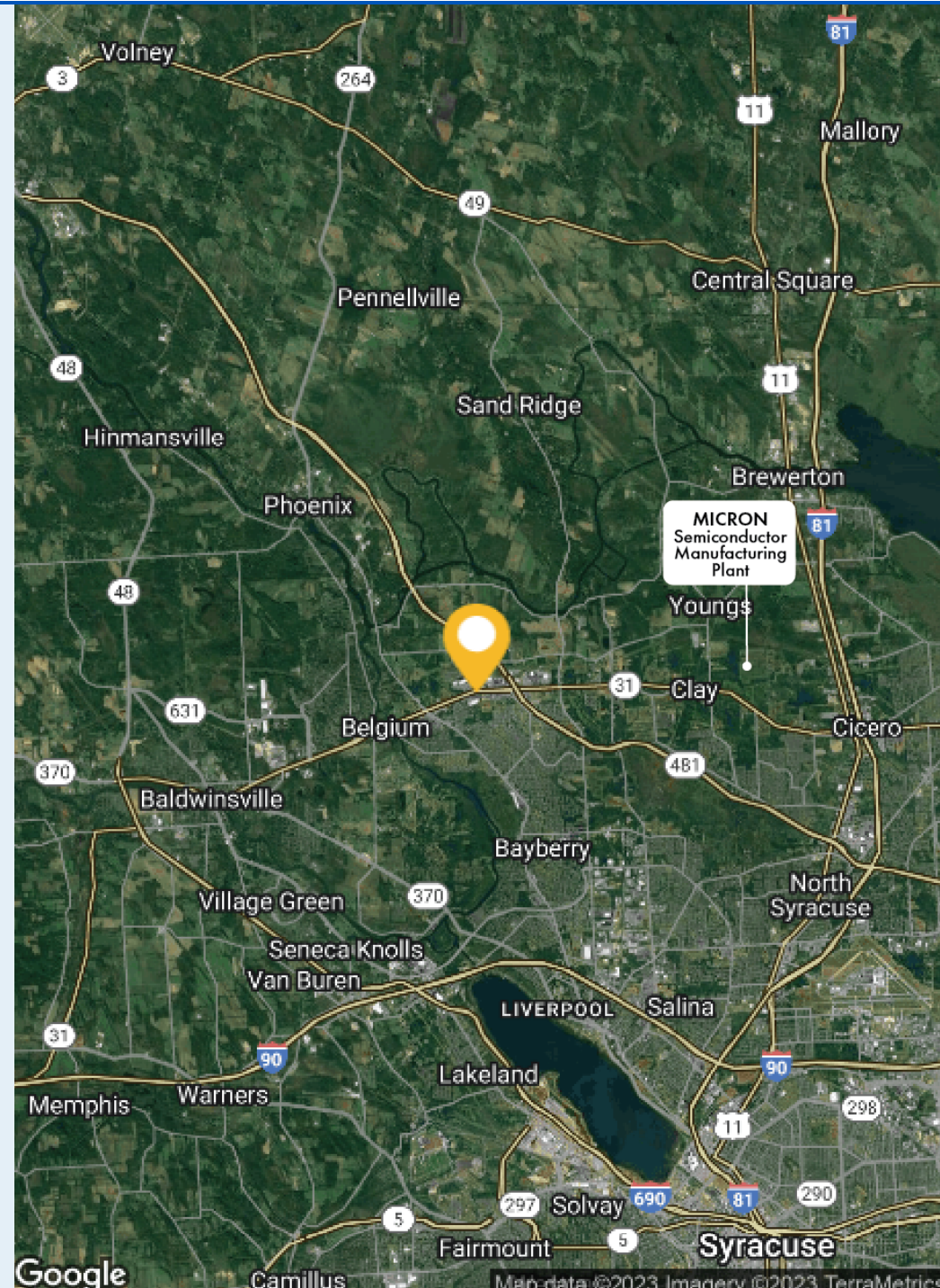
<b>1 MILE</b> 6,484	<b>3 MILES</b> 29,544	<b>5 MILES</b> 69,660
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### DAYTIME POPULATION

<b>1 MILE</b> 3,534	<b>3 MILES</b> 9,328	<b>5 MILES</b> 24,428
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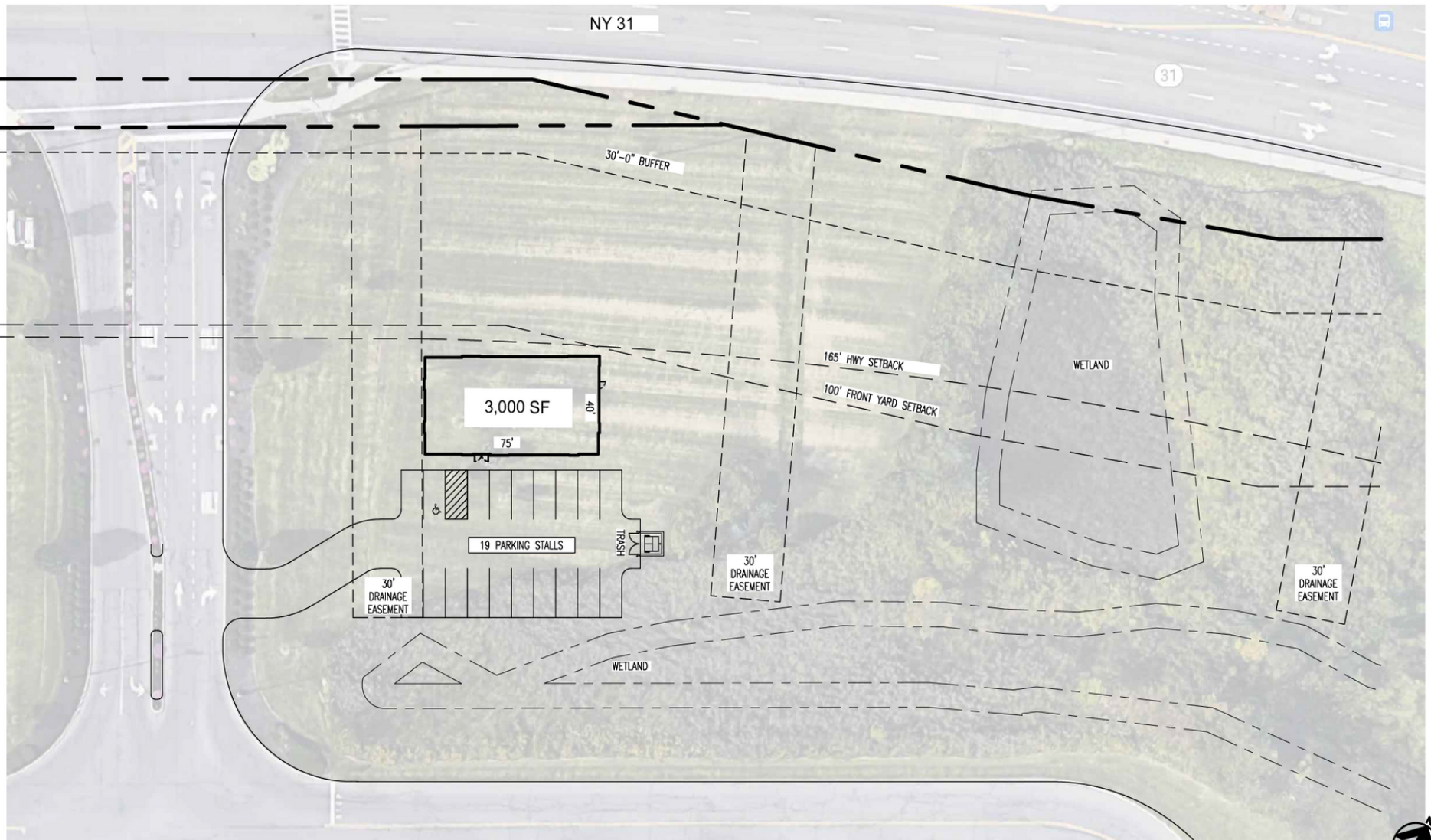
### MEDIAN HH INCOME

<b>1 MILE</b> \$83,538	<b>3 MILES</b> \$86,729	<b>5 MILES</b> \$80,342
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**CONCEPT  
PLAN**

LIVERPOOL, NY • UP TO 3,000 SF AVAILABLE • LAND



	450 E. Higgins Rd. Suite 202 Elk Grove Village, IL 60007 P 847.952.9970 F 847.574.8075 www.jtsarch.com	<b>GMX REAL ESTATE GROUP</b> SITE PLAN		Date:	10/12/22
		LOT 2 - NY 31	LIVERPOOL, NY 13090	Scale:	1" = 40'-0"
				Job #	-

**2**

AERIAL

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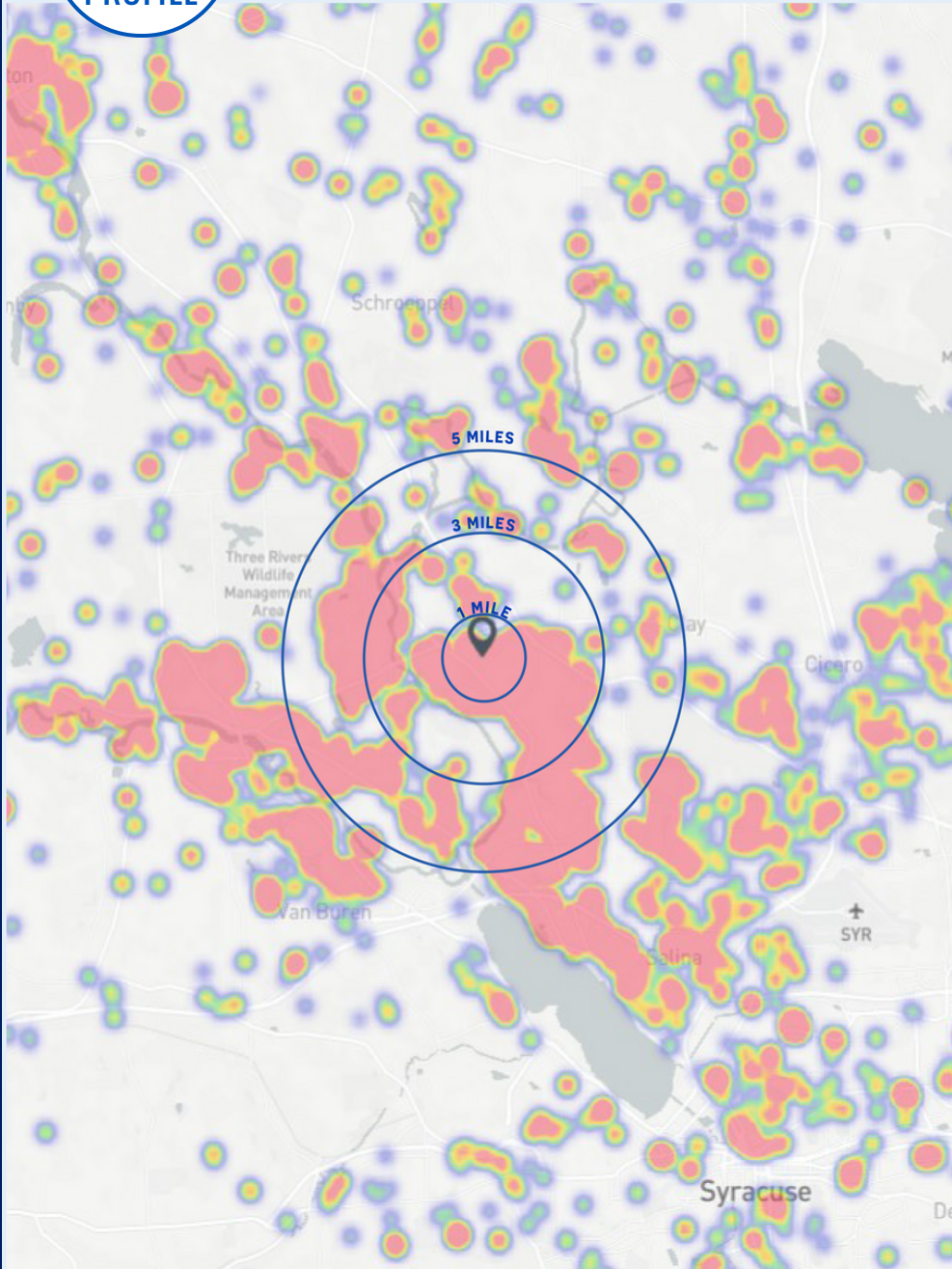
**GREAT NORTHERN MALL**  
 Proposed 2023 redevelopment. Lifestyle Center with luxury apartments, townhouses, a hotel, high-end shops, a movie theater, & restaurants.

**SITE**  
 0.57 ACRES

**MARKETFAIR NORTH**  
 Staples  
 FLEET FEET  
 JOANN  
 AMERICAN FREIGHT FURNITURE - MATTRESS

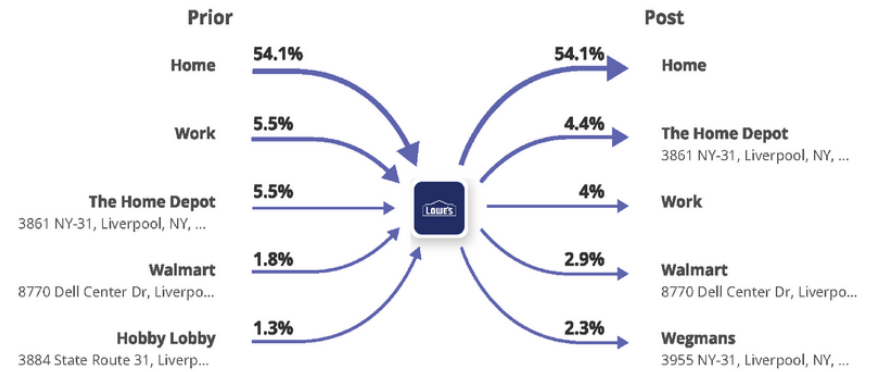
# TRADE AREA PROFILE

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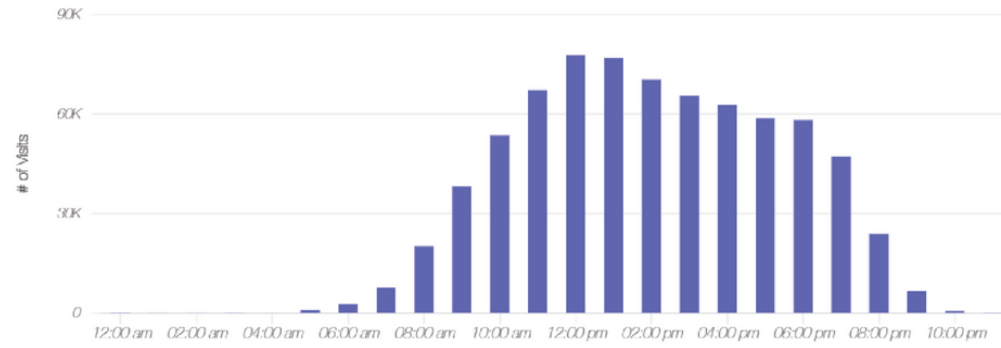


SOURCE: ESRI and PlacerAI

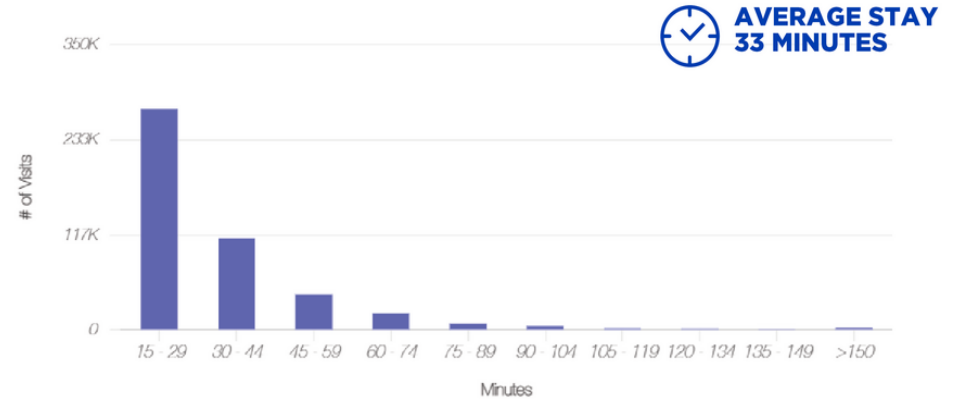
## VISITOR JOURNEY



## HOURLY VISITS



## LENGTH OF STAY





3884 STATE ROUTE 31 | LIVERPOOL, NY

# VACANT COMMERCIAL LAND

**OWNED & OPERATED BY AGREE REALTY | FOR LEASE**

**SHANNON OLDER**

518.785.8200

SOLDER@ATLANTICRETAIL.COM



**ALBANY**

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LATHAM, NY 12110

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**ATLANTA**

**BOSTON**

**CHARLOTTE**

**LOS ANGELES**

**NEW YORK CITY**

**ORLANDO**

**PITTSBURGH**

**WEST PALM BEACH**

**WWW.ATLANTICRETAIL.COM**

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RETAIL ADVISORS