

WATERFRONT DEVELOPMENT OPPORTUNITY

9503 Hitchcock Point, Bridgeport, NY 13030



PROPERTY DESCRIPTION

Situated on 7.2+/- Acres and zoned Medium Density Residential, subject property has tremendous potential for re-development. Recent construction at nearby Fisher Bay Marina and Harbour Town Road demonstrates a vision for the area and the opportunities for the subject property. Currently operating as Anchorage Marina, this site provides an established inland marina location on Chittenango Creek with convenient access to Oneida Lake while being protected from the shoreline itself.

PROPERTY HIGHLIGHTS

- 3 Miles from Point Place Casino
- 11 miles from Planned Micron Chip Production Complex
- 12 Miles from Syracuse Hancock International Airport
- Current Zoning allows for Residential and Marina Development
- Established Inland Marina Convenient to Oneida Lake
- All Public Utilities On Site
- Included 7.2 +/- Acres for Expansion & Development
- Prime location amidst High Quality Lake- Adjacent Properties
- Easy access from public highways

DEMOGRAPHICS	5 MILES	10 MILES	15 MILES
Total Households	6,039	56,307	181,910
Total Population	13,308	123,955	397,379
Average HH Income	\$84,012	\$76,852	\$70,206

OFFERING SUMMARY

Sale Price:	\$1,200,000
Lot Size:	7.2 Acres

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COMMERCIAL.
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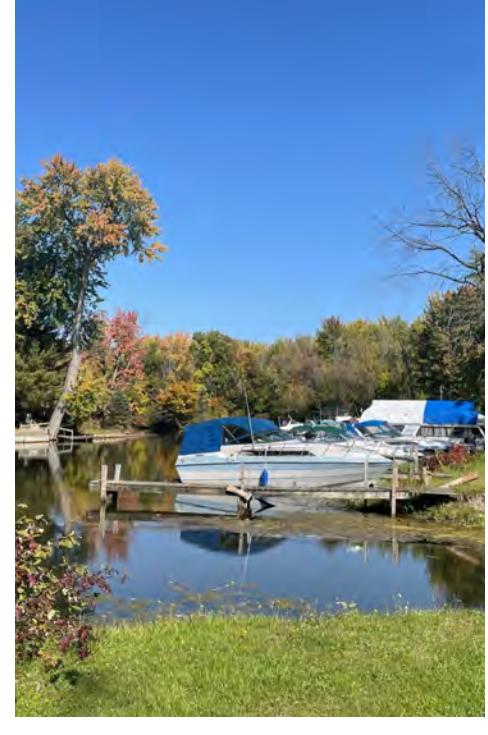
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NEARBY FISHER BAY

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NEARBY DEVELOPMENT MODEL

Harbour Town Road & Fisher Bay Marina

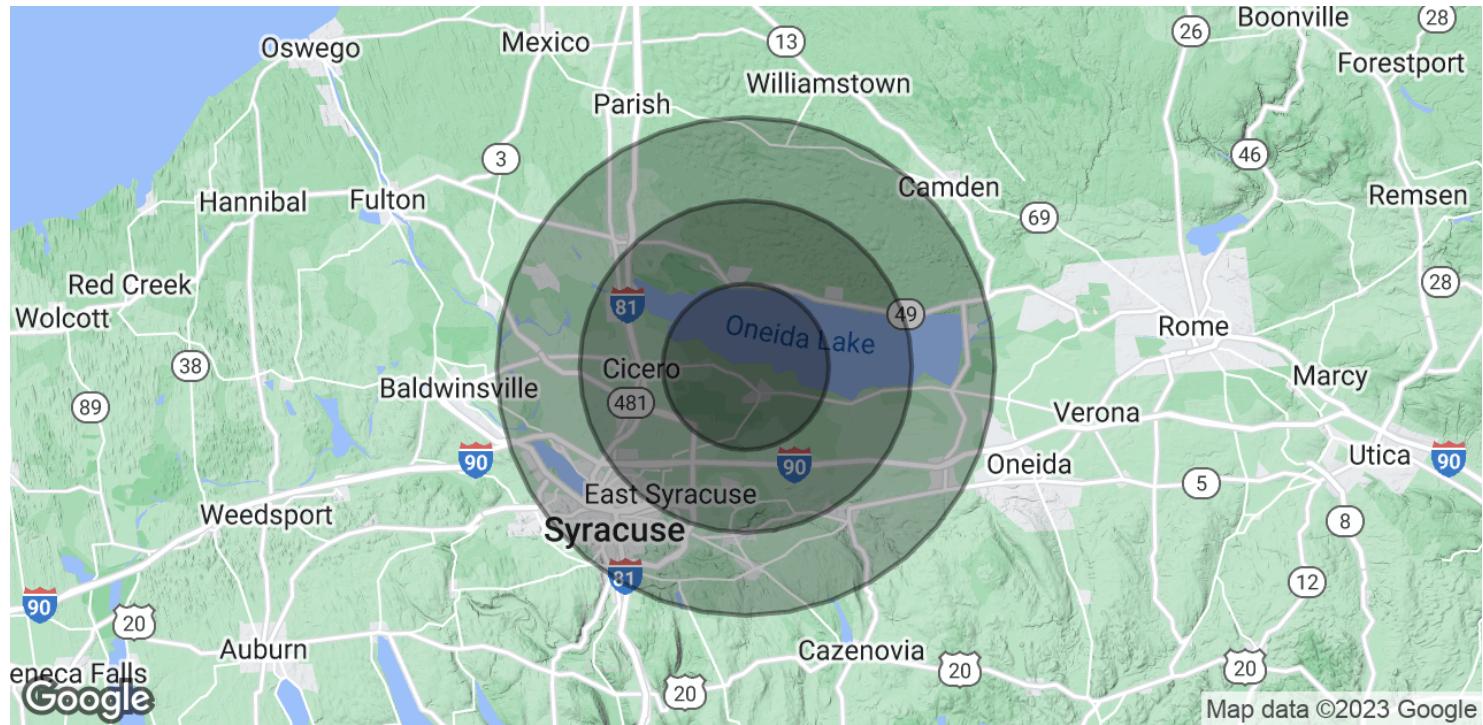


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POPULATION	5 MILES	10 MILES	15 MILES
Total Population	13,308	123,955	397,379
Average Age	45.0	42.4	39.8
Average Age (Male)	45.4	41.6	38.2
Average Age (Female)	44.2	43.6	41.2

HOUSEHOLDS & INCOME	5 MILES	10 MILES	15 MILES
Total Households	6,039	56,307	181,910
# of Persons per HH	2.2	2.2	2.2
Average HH Income	\$84,012	\$76,852	\$70,206
Average House Value	\$191,648	\$145,339	\$144,598

* Demographic data derived from 2020 ACS - US Census

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