

McLaughlin's  
Tire Services  
Tire shop



Rolling Hills-Mhc

FOR SALE

# Prime Development Opportunity on St Rt 5 – Elbridge, NY

State Route 5, Elbridge, NY 13060

LocalStorage

The Bed Shed  
Furniture store

Hwy 5

Elbridge Rural Cemetery

Elbridge Rural Cemetery

eXp Commercial | 165 Broadway Suite 23rd Floor | New York, NY 10006 |

**Michael Conroy**

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**Richard Rock**

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richard.rock7800@gmail.com

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## OFFERING SUMMARY

Sale Price:	\$400,000
Lot Size:	3.54 Acres
Price / Acre:	\$112,994
Zoning:	B-1 Business District
Market:	Elbridge
Traffic Count:	15,597

## PROPERTY OVERVIEW

This ±3.54-acre parcel offers an excellent development opportunity with over 400 feet of frontage on State Route 5, benefiting from an AADT count of 15,597 vehicles daily. This cleared lot is located in the business-commercial zone and is ideal for various commercial uses. A water detention pond is being constructed to ensure the site is development-ready. The property enjoys substantial traffic from surrounding towns like Auburn, with commuters heading into the Syracuse market for employment. A dedicated turning lane adds easy access, making this an ideal location for businesses looking to capture regional traffic.

## PROPERTY HIGHLIGHTS

- AADT 15,597
- Great Visibility
- Shovel Ready

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Map data ©2024 Imagery ©2024 Airbus, CNES / Airbus, Maxar Technologies

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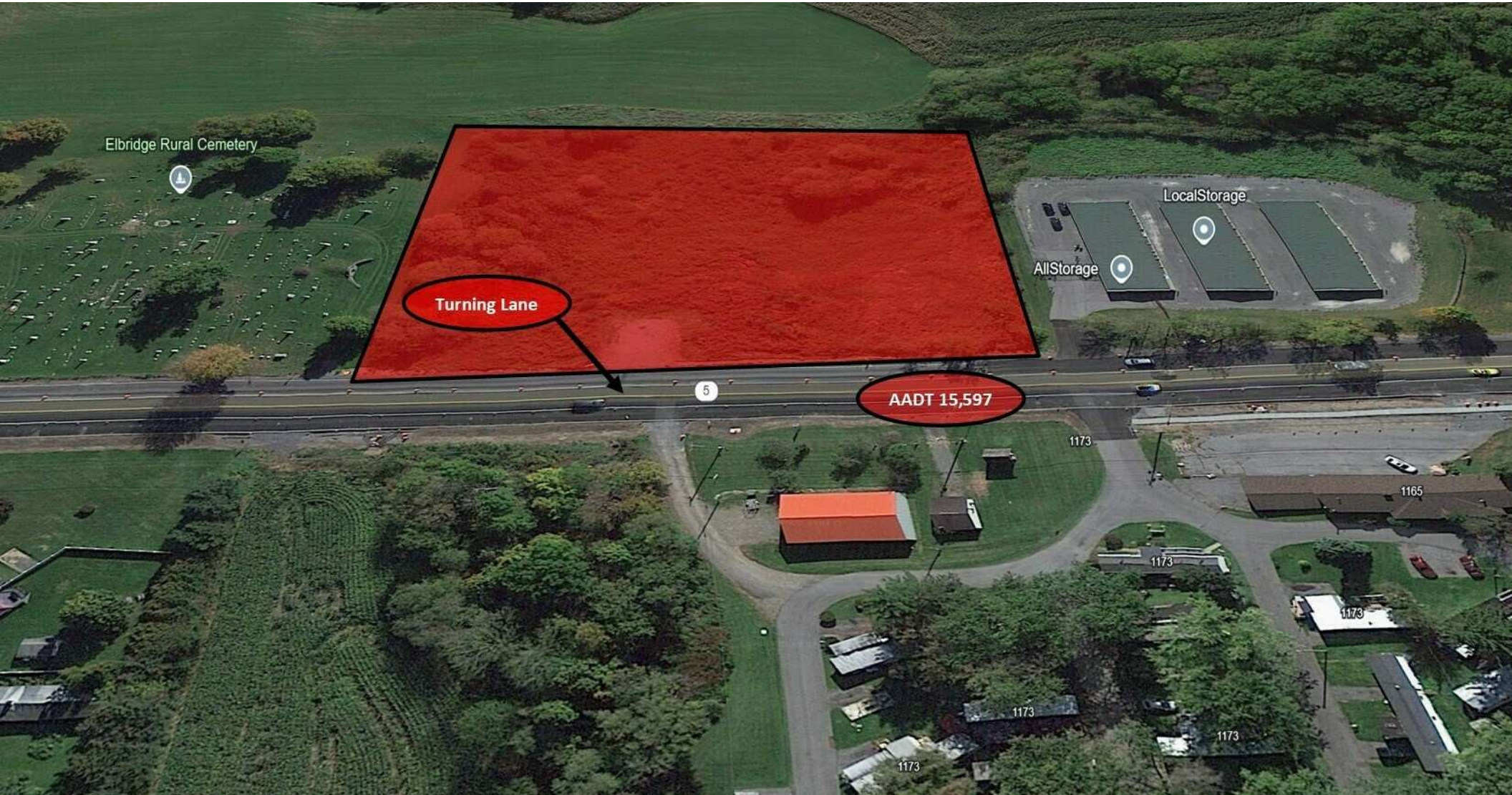
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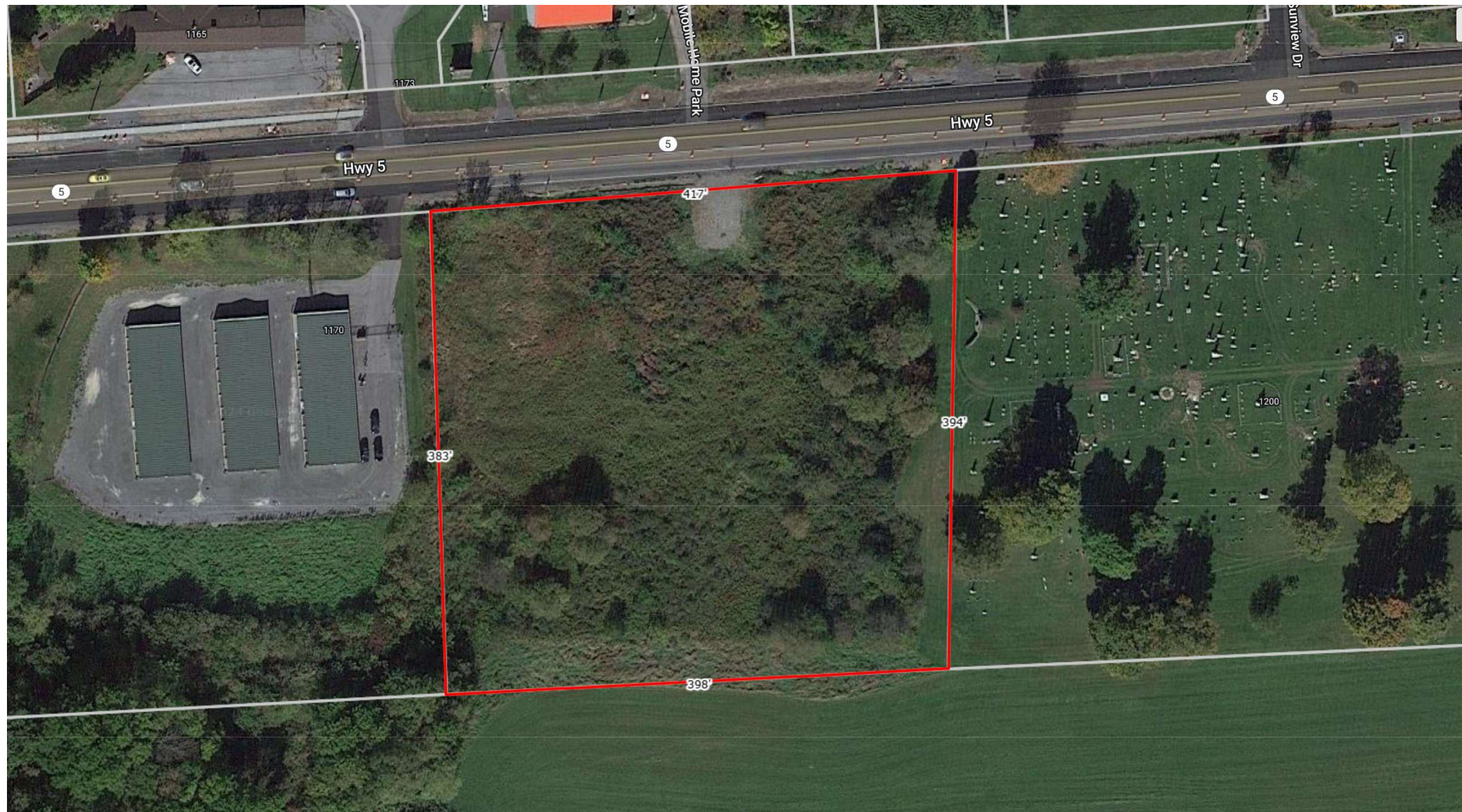
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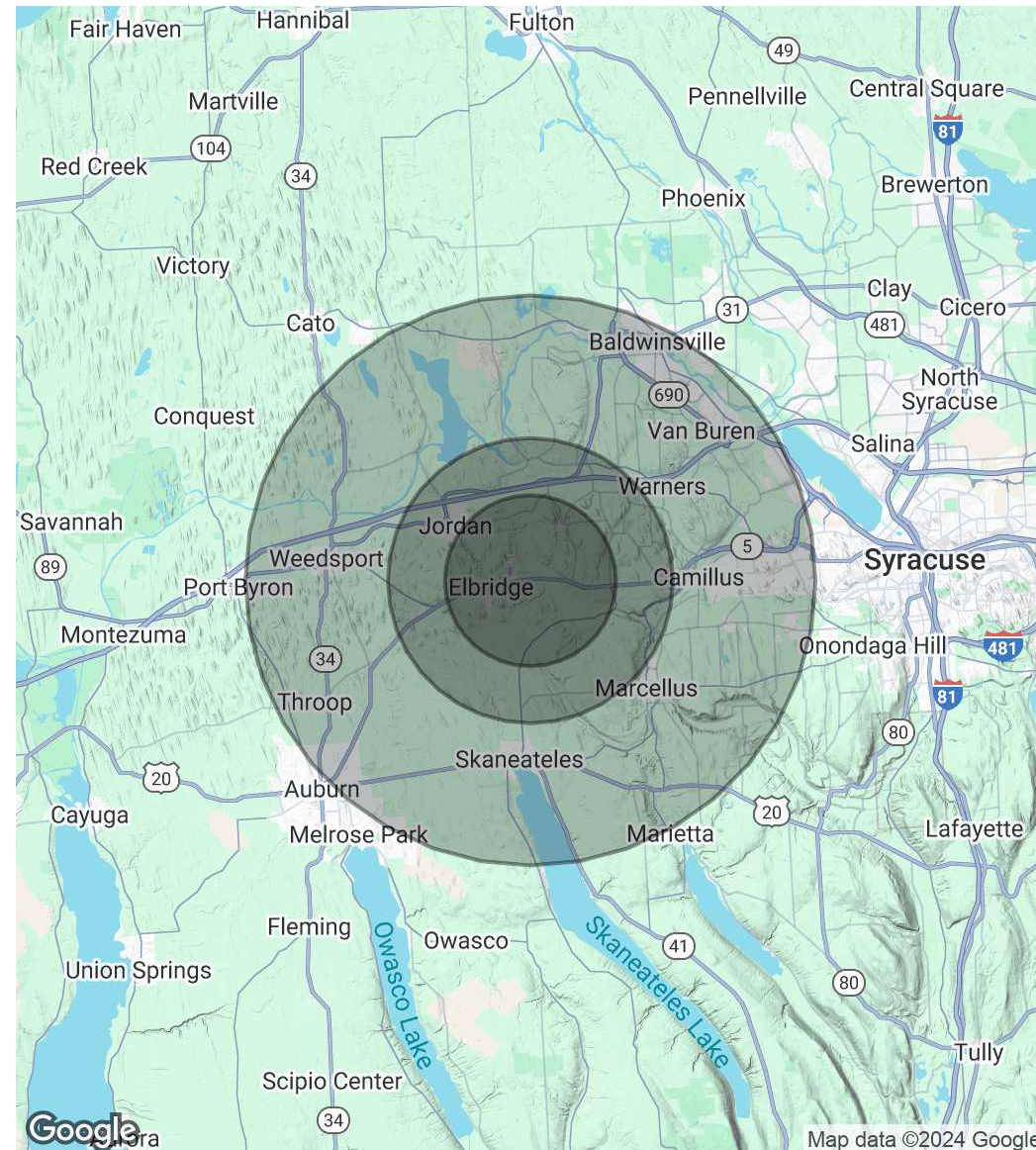
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<b>POPULATION</b>	<b>3 MILES</b>	<b>5 MILES</b>	<b>10 MILES</b>
Total Population	3,863	10,842	94,765
Average Age	45	45	44
Average Age (Male)	44	44	43
Average Age (Female)	46	46	45

<b>HOUSEHOLDS &amp; INCOME</b>	<b>3 MILES</b>	<b>5 MILES</b>	<b>10 MILES</b>
Total Households	1,625	4,523	40,009
# of Persons per HH	2.4	2.4	2.4
Average HH Income	\$79,136	\$100,852	\$111,972
Average House Value	\$256,024	\$267,441	\$268,431

Demographics data derived from AlphaMap



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