



FOR SALE

FREESTANDING RETAIL/FITNESS BLDG.

Property Highlights

- 5,068± SF freestanding commercial building on a 1.17± acre parcel
- Built in 2019
- Open floor plan with high exposed ceilings, ideal for a wide variety of uses
- Zoned HC-1 Highway Commercial in the Town of Clay
- Ample on-site parking
- Great visibility and access along Buckley Road
- Located in a dense residential corridor near Route 11
- Several new residential and developments in the immediate area

Demographic	1 Mile	3 Miles	5 Miles
Population	8,098	59,995	160,730
Households	3,853	27,089	71,630
Average H.H. Income	\$100,347	\$90,890	\$87,570
Daytime Employees	3,863	36,674	111,045

Source: ESRI Business Analyst 2025

Traffic Counts

Buckley Road	14,947 AADT
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Source: NYS DOT 2024

EXCLUSIVE CONTACT

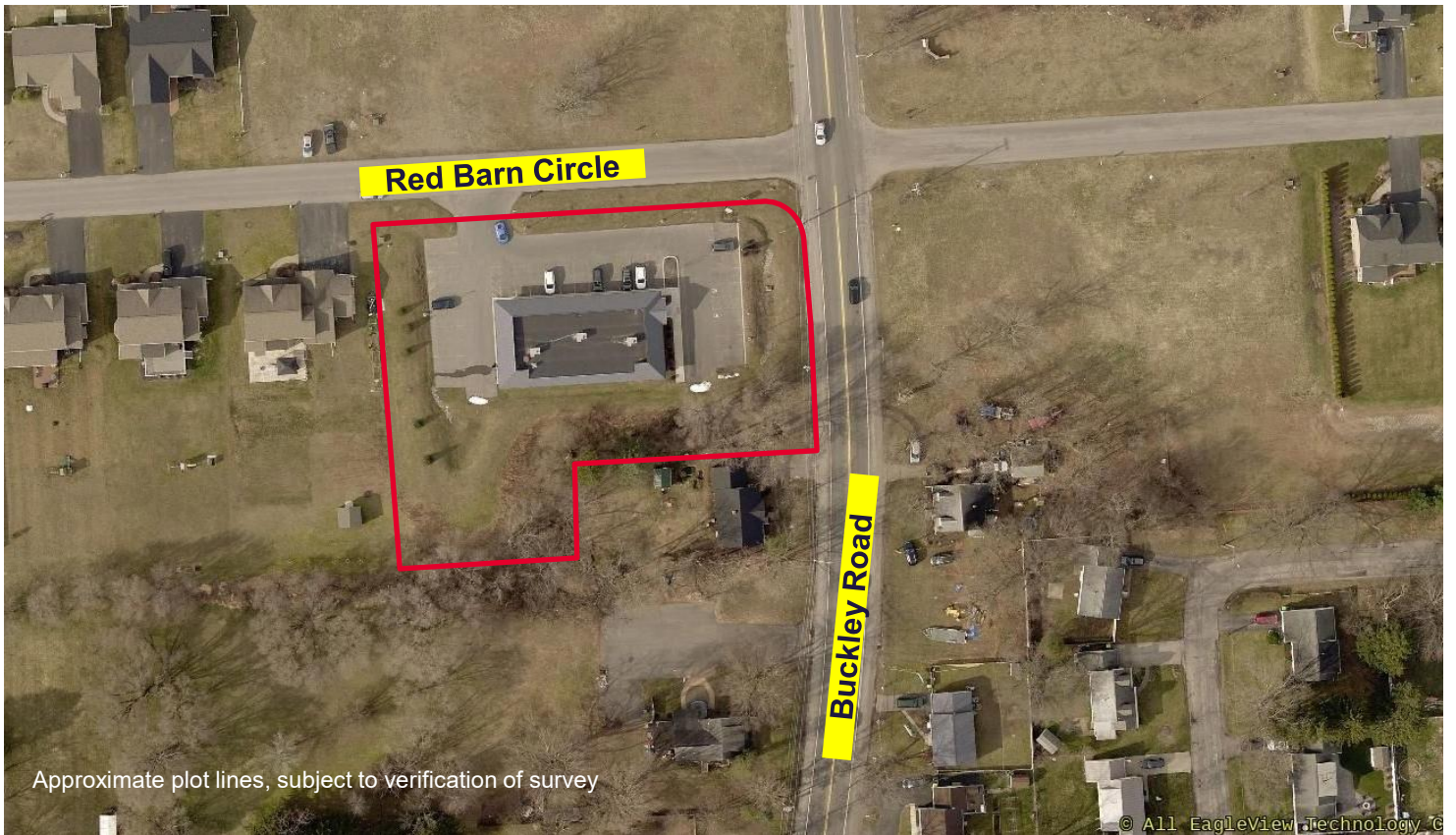
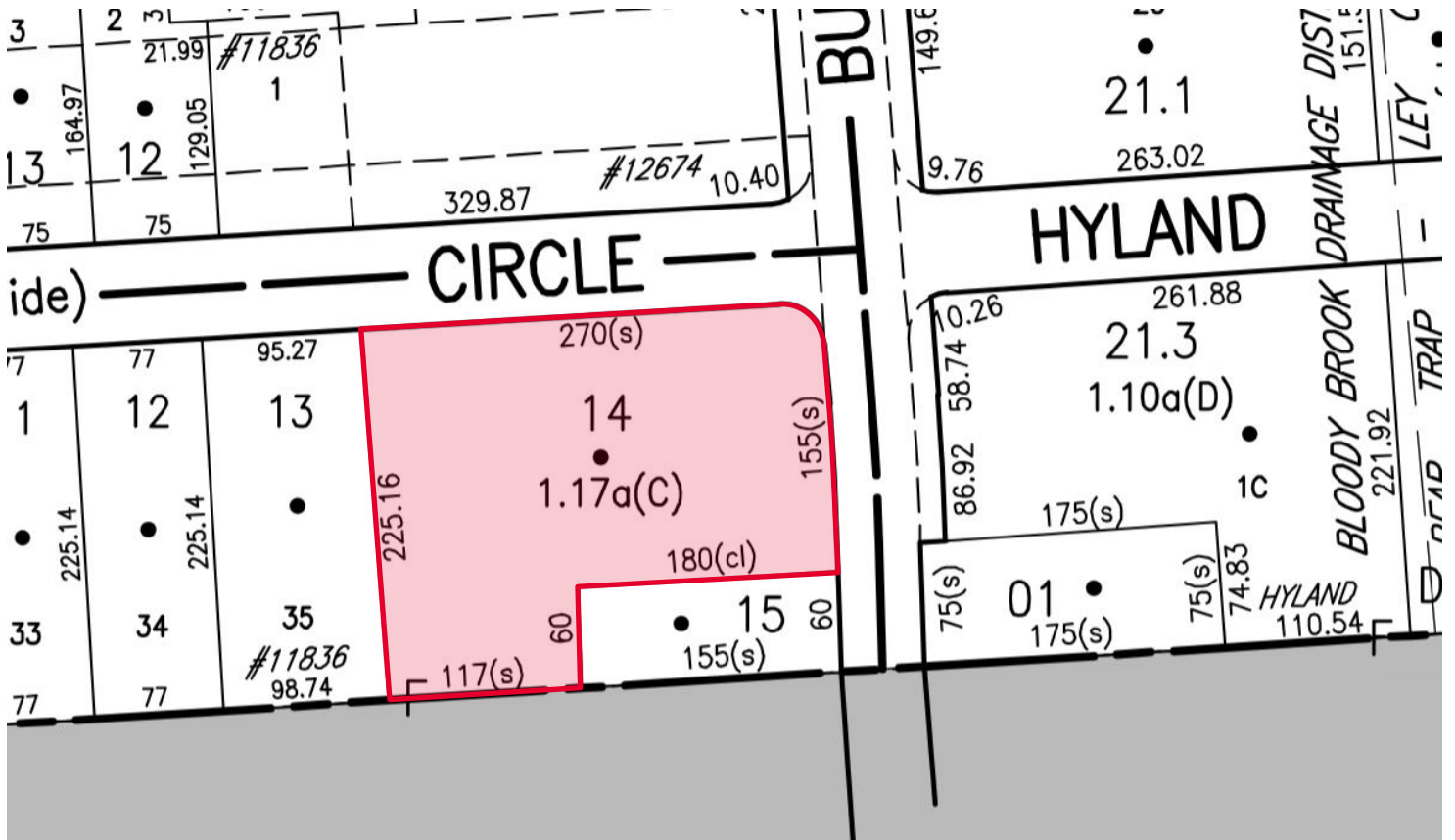
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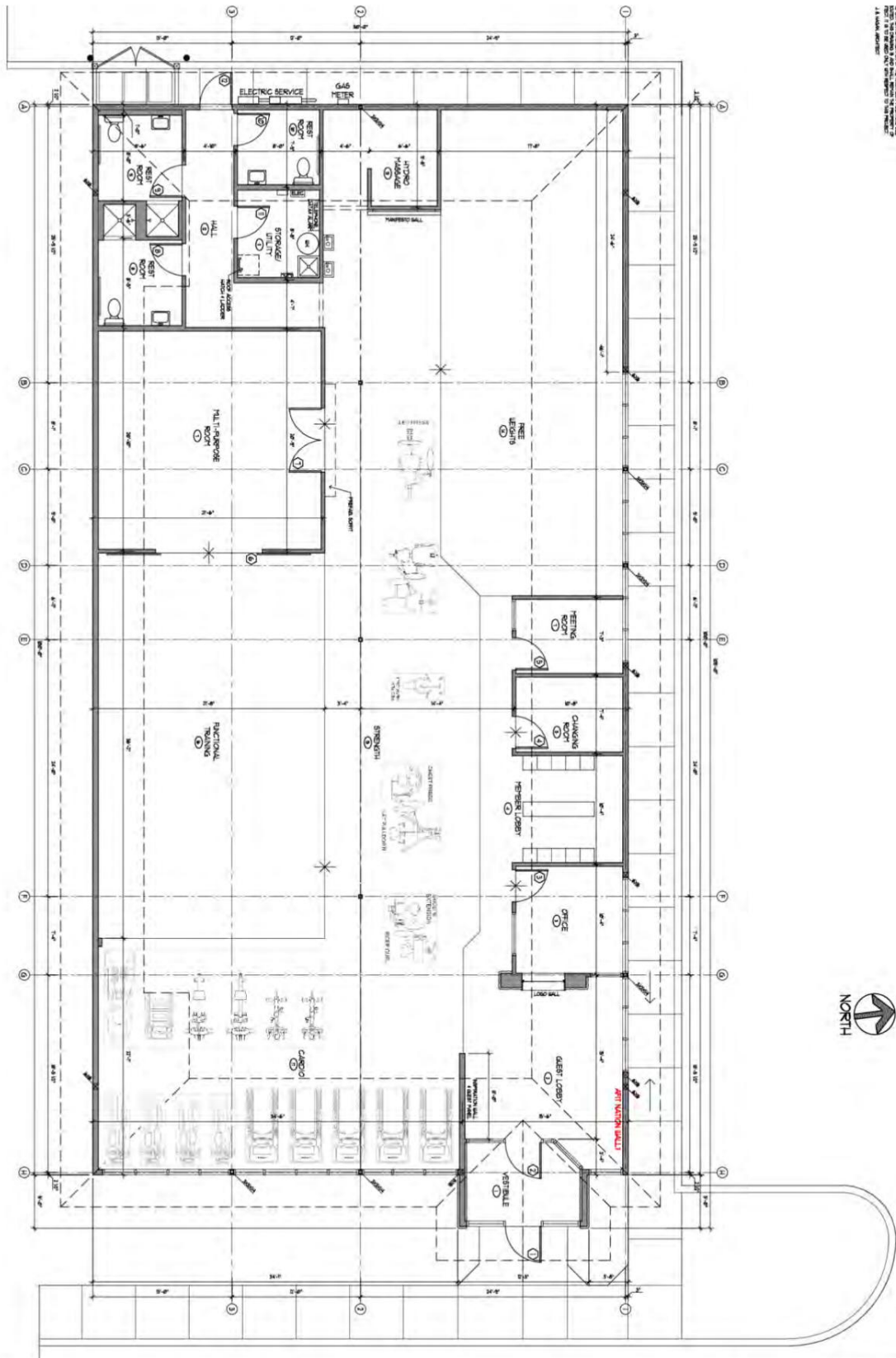
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DATE: 10/11/2018
 PROJECT: 3061000
 SHEET: 101
 SCALE: 1/8" = 1'-0"
 DRAWN BY: J. W. WILSON
 CHECKED BY: J. W. WILSON
 APPROVED BY: J. W. WILSON

ANYTIME FITNESS
 7165 BUCKLEY ROAD
 TOWN OF CLAY, NEW YORK

FLOOR PLAN

project: 3061000 scale: 1/8" = 1'-0"

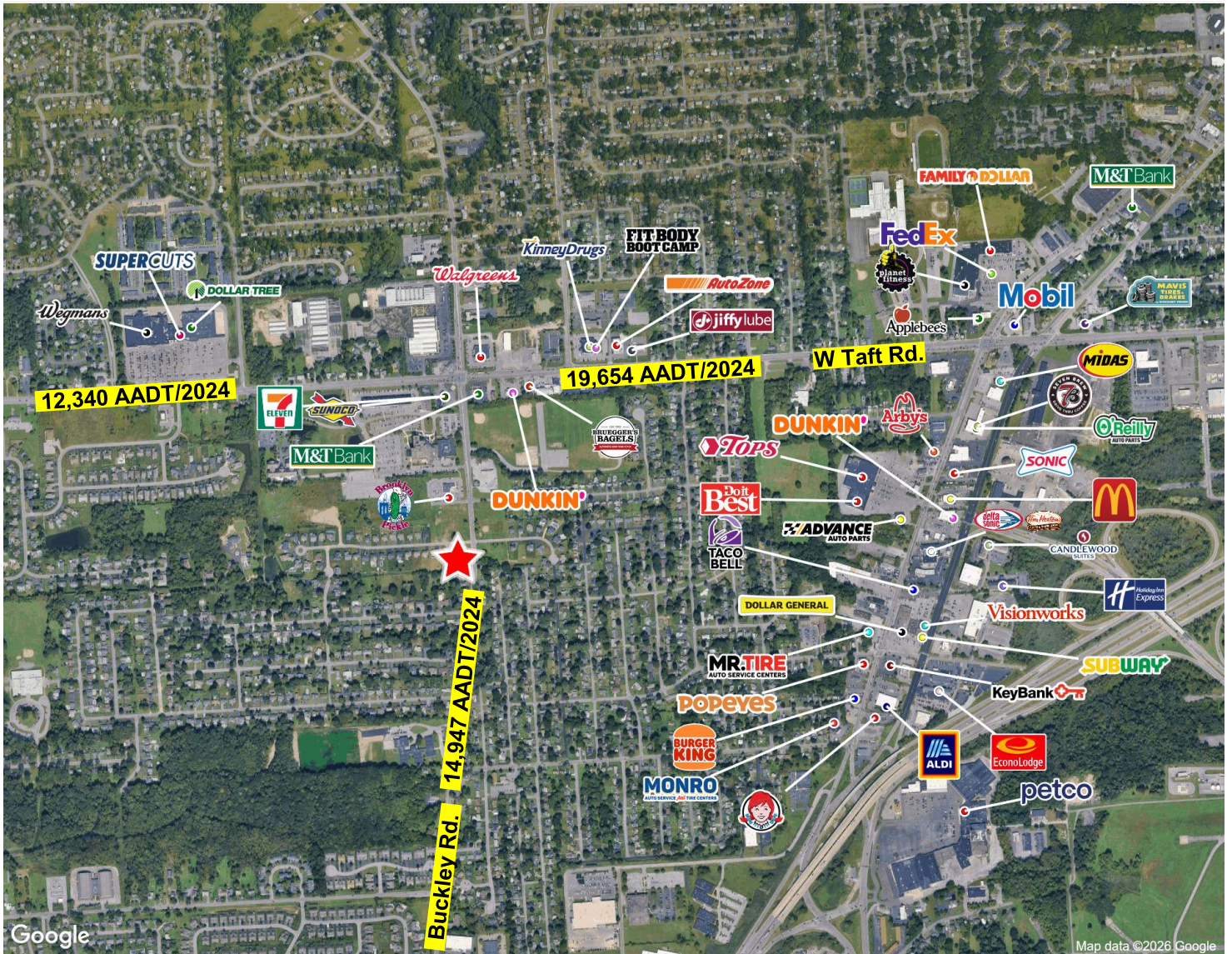
by: J2TV

date: 13 JULY 2018

18 AUGUST 2018
 rev: 18 AUGUST 2018

Hagan Architects P.C.
 design. build

180 Westport Lane Liverpool, New York 13085 315-469-4382



§ 230- 16

CLAY CODE

§230-16

B. HC-1 Highway Commercial (based on C-2).
(1) Intent.

(a) *It is the intent to maintain in this district the quality of environment that is usually found in areas of commercial use often located near, but generally not immediately adjacent to, residential neighborhoods. The intensity and scale of the uses, lots and structures are intended to be commensurate to moderately concentrated business areas.*

(b) *Development in these districts should be designed so as to be compatible with the general characteristics which exist or are to be expected in the nearby neighborhoods, such as open space, green areas, landscaping and architecture.*

(2) Uses allowed:

- (a) Office of Planning and Development issuing a building permit: (reserved)
- (b) Planning Board site plan approval:
- | | | |
|---------------------------|----------------------------------|---------------------------------------|
| [1] Retail use. | [5] Theater, indoor | [9] Outdoor retail sales and service. |
| [2] Personal service use. | [6] Shopping center | [10] Day-care center |
| [3] Office building. | [7] Public self-storage facility | [11] Instructional Facility |
| [4] Bank/credit union. | [8] Medical office | |
- (c) Planning Board special permit approval:
- | | |
|--|--------------------|
| [1] Hospital/clinic. | [3] Secondary use. |
| [2] Nursing home/assisted-living facility. | |
- (d) ZBA special permit approval and optional advisory referral to the Planning Board: (reserved)
- (e) Town Board special permit approval and optional advisory referral to the Planning Board:
- | | |
|--|--------------------------------------|
| [1] Emergency vehicle station. | [9] Veterinary care facility. |
| [2] Restaurant. | [10] Indoor Recreation-Participant. |
| [3] Automobile car wash facility. | [Amended 12-19-2011 by L.L. 4-2011] |
| [4] Motor vehicle service. [Amended 4-5-2010 by L.L. 3-2010] | [11] Indoor Recreation-Spectator. |
| [5] Motor vehicle sales.[Amended 4-5-2010 by L.L. 3-2010] | [Amended 12-19-2011 by L.L. 4-2011] |
| [6] Motor vehicle rental.[Amended 4-5-2010 by L.L. 3-2010] | [12] Outdoor Recreation-Participant. |
| [7] Drive-in service. | [Amended 12-19-2011 by L.L. 4-2011] |
| [8] Hotel/motel. | [13] Outdoor Recreation-Spectator. |
| | [Amended 12-19-2011 by L.L. 4-2011] |
| | [14] Motor vehicle sales (limited). |
| | [Added 3-5-2012 by L.L. No. 1-2012] |

(3) Cross-reference to other commonly used regulations; see sections noted:

- | | |
|---|------------------------|
| (a) <i>Definitions:</i> | <i>see Article II.</i> |
| (b) <i>Accessory uses and structures:</i> | <i>see § 230-20A.</i> |
| (c) <i>Lot: structure dimensional exemptions:</i> | <i>see § 230-20B.</i> |
| (d) <i>Parking:</i> | <i>see § 230-21.</i> |
| (e) <i>Signs:</i> | <i>see § 230-22.</i> |
| (f) <i>Utility substation:</i> | <i>see § 230-27.</i> |
| (g) <i>Highway Overlay Zone:</i> | <i>see § 230-19.</i> |