

FOR LEASE | DEVELOPMENT OPPORTUNITY

4524 Commercial Drive, New Hartford, New York



COMMERCIAL REAL ESTATE SALES | LEASING | CONSULTING | DEVELOPMENT | MANAGEMENT



DEMOGRAPHICS

By Radius	3 Mile	5 Mile	7 Mile
Population	36,395	88,971	124,770
Households	16,296	37,252	50,285
Median HH Income	\$67,123	\$56,476	\$56,672
Daytime Population	62,840	119,761	144,076
Businesses	1,786	3,450	4,338
Employees	29,298	56,788	74,945

SOURCE: ESRI Report 5/9/2022

TRAFFIC COUNTS

Roadway	Volume Count
Commercial Drive	18,847 AADT

PROPERTY HIGHLIGHTS

Parcel Size: 2.08 ± acres

Zoning: C-3

Tax Parcel ID: 328.008-1-12.5

Lease Price: Negotiable

Lease Type: NNN

Comments: Development site located in the heart of the retail district at a signalized intersection and entrance to Sangertown Square Mall, anchored by Target, Boscov's, Dick's Sporting Goods and HomeGoods. Major retailers in the area include Hannaford, Advance Auto Parts, Planet Fitness, Market 32, Texas Roadhouse and Hobby Lobby.



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NEW HARTFORD RETAIL PERFORMANCE



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RETAILER	VISITS/YR	US RANK	PERCENTILE	NY RANK	PERCENTILE	15 MI RANK	PERCENTILE
Panera Bread	581,000	2/1,814	99	1/87	99	1/1	100
Applebee's	354,800	37/1,510	97	4/81	96	1/3	100
Five Guys	167,000	73/1,145	93	9/55	85	1/2	100
Starbucks	332,500	129/6,602	98	9/164	95	1/1	100
Chipotle	195,600	264/2,367	88	26/97	74	1/1	100
Moe's Southwest Grill	176,700	20/462	95	3/49	95	1/2	100
Popeyes	102,400	598/2,114	71	34/65	48	1/1	100
Dunkin'	85,500	1,215/5,861	79	193/705	72	4/14	78
CoreLife Eatery	183,700	7/53	88	5/17	76	1/1	100
Dunkin'	105,900	663/5,861	88	119/705	83	2/14	93
Red Lobster	175,000	89/653	86	10/29	68	1/1	100
Olive Garden	274,200	522/855	39	15/27	48	1/1	100
Texas Roadhouse	508,400	178/574	69	3/20	90	1/1	100
Barnes & Noble	380,300	101/462	78	4/22	86	1/1	100
Target	2,000,000	172/1,799	90	14/72	81	1/1	100
Kohl's	700,700	54/1,152	95	13/49	75	1/1	100
Hobby Lobby	342,200	443/914	51	6/19	73	1/1	100
Walmart	2,700,000	203/3,885	94	12/96	88	1/3	100
TJ Maxx	638,500	140/1,125	87	11/61	83	1/1	100
Dick's Sporting Goods	663,900	42/693	94	6/39	87	1/1	100
Planet Fitness	762,400	34/1,909	98	3/80	97	1/3	100
Walgreens	179,400	1600/7,702	79	61/306	80	1/10	100
Lowe's	655,100	785/1,724	54	28/70	61	1/3	100
Market 32	747,900	25/126	80	15/76	81	1/4	100
Hannaford	753,300	54/182	70	7/50	88	2/5	80
ALDI	354,800	166/2,016	91	17/109	85	1/4	100



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