

FOR SALE OR LEASE

8180 Oswego Road

Liverpool, New York 13090



Freestanding Retail/Flex Building

10,000± SF Retail/Flex Building Available

Property Highlights

- Fully leased property available for sale
- New 2019 construction
- Highly visible location on Route 57/Oswego Road
- Strong demographics and traffic counts
- Situated on 2.21± acres; parking for 66 cars
- Zoned NC-1 (Neighborhood Commercial District), Town of Clay
- Permitted uses with Planning Board site plan approval include retail, office building, bank/credit union, medical office, instructional facility and day-care center
- Ideal for retailer, flex user, warehouse or investor
- Neighbors include: Liverpool Animal Hospital, Coldwell Banker, Creative Florist, Bull & Bear Roadhouse and various medical offices

Demographic	1 Mile	3 Miles	5 Miles
Population	8,512	37,064	85,548
Households	3,275	15,320	36,682
Average H.H. Income	\$112,277	\$114,533	\$106,133
Daytime Employees	1,943	10,527	31,949

Source: ESRI Business Analyst 2023

Traffic Counts	
Route 57/Oswego Road	18,108 AADT
Soule Road	10,058 AADT

Source: NYS DOT 2019

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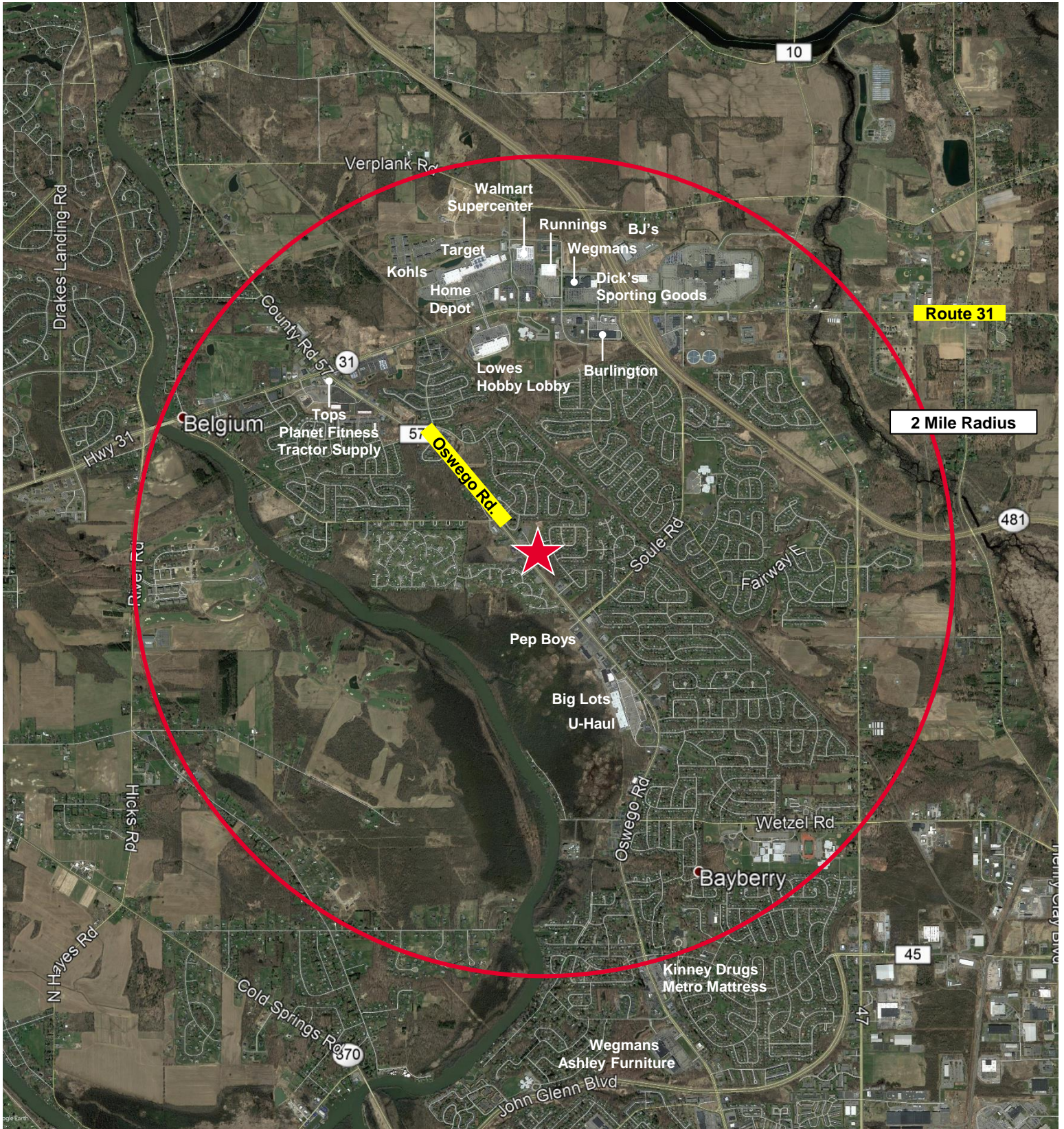


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