


FOR LEASE

1.33 ACRES VACANT LAND

Property Highlights

- Option for ground lease or ownership will build to suit for a new user
- CB2 zoning allows for many approved uses including retail, office, self-storage, automotive, etc.
- Drilled well, two (2) 1,000-gallon septic tanks, public electric, and frontier internet/phone service available to the site
- Great location with strong traffic counts
- In proximity to area retail and local businesses
- Contact listing broker with questions or to schedule a tour

Demographic	1 Mile	5 Miles	10 Miles
Population	128	4,415	16,878
Households	45	1,894	7,072
Average H.H. Income	\$90,633	\$92,684	\$100,861
Daytime Employees	36	1,314	3,743

Source: ESRI Business Analyst 2025

Traffic Counts

Route 12	9,969 AADT
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Source: NYS DOT 2024

EXCLUSIVE CONTACT

James Dylan Furney
Associate Real Estate Broker
+1 315 225 8571
jdfurney@pyramidbrokerage.com

587 Main Street, Suite 102
New York Mills, New York 13417
+1 315 736 0856
pyramidbrokerage.com



**Town of Trenton
C-B-2 Highway Commercial Business**

General Notes: All Zoning Categories

- A. Maximum lot coverage shall not exceed 20% for building area(s), including accessory and ancillary structures.
B. Maximum building height dimension shall not exceed 35 feet, measured from surrounding finished grade, and shall be 2 1/2 stories maximum.
C. Where lot, yard and parking requirements are left blank, quantities shall be as set by the Planning Board or the Zoning Board of Appeals, as applicable.

(L) = Square limits

"N/A" means not applicable

The principal permitted uses and conditional or special use permits shall be as per the C-B-1 District Use and Bulk Regulations, plus the following:

- Ambulance service
- Animal hospital
- Auto body shop/collision shop
- Automobile, farm implement, recreational vehicle sales, service
- Automobile sales/service
- Bank
- Bowling alley
- Coin-op laundry
- Commercial recreation
- Electric, plumbing, HVAC sales or repair
- Farm equipment sales/service
- Feed sales
- Furniture/carpet store
- Gasoline station
- Hotel/Motel
- Kennel
- Laboratory testing
- Laundry/dry cleaner
- Light industrial/manufacturing
- Lumber
- Multiple dwelling
- Nursing home
- Outdoor amusement
- Portable storage container
- Retail store/department store
- Self-storage facility
- Shopping center
- Swimming pool/fitness center
- Theater
- Wholesale trade

With conditional or special use permits:

- Mobile home sales or service
- Nonprincipal permitted structure
- Telecommunications facility

NOTES: As annotated on Zoning Schedules

1. As measured from center line or (x) as measured from right-of-way, whichever is greater.
2. Setbacks determined by Planning Board or Zoning Board of Appeals as applicable.
3. All C-B category uses and all P-D uses are subject to site plan review.
4. Unless subject property is existing prior to adoption, update ordinance is applicable.
5. Setback is to agricultural buildings.

* With public water and sewer.

** With public water but without public sewer. *** With neither public water nor public sewer

