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<https://dos.ny.gov/system/files/documents/2021/03/2156.pdf>

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Broker of Record: John Krueger Lic. # 1030125789

# RETAIL LAND

US RTE 11, Calcium, NY 13616 (Parcel 224089 75.05-1-61)

| LIST PRICE |            |
|------------|------------|
| PRICE      | PRICE/ACRE |
| \$500,000  | \$364,964  |

| PROPERTY DESCRIPTION |                             |
|----------------------|-----------------------------|
| ADDRESS:             | US RTE 11 Calcium, NY 13616 |
| LOT SIZE:            | +/-1.37                     |
| PARCEL NUMBER:       | 224089 75.05-1-61           |
| ZONING:              | B, CC                       |
| FUTURE LAND USE:     | Commercial                  |
| 2024 ASSESSED VALUE: | \$411,000                   |
| 2024 TAXES:          | \$5,255                     |



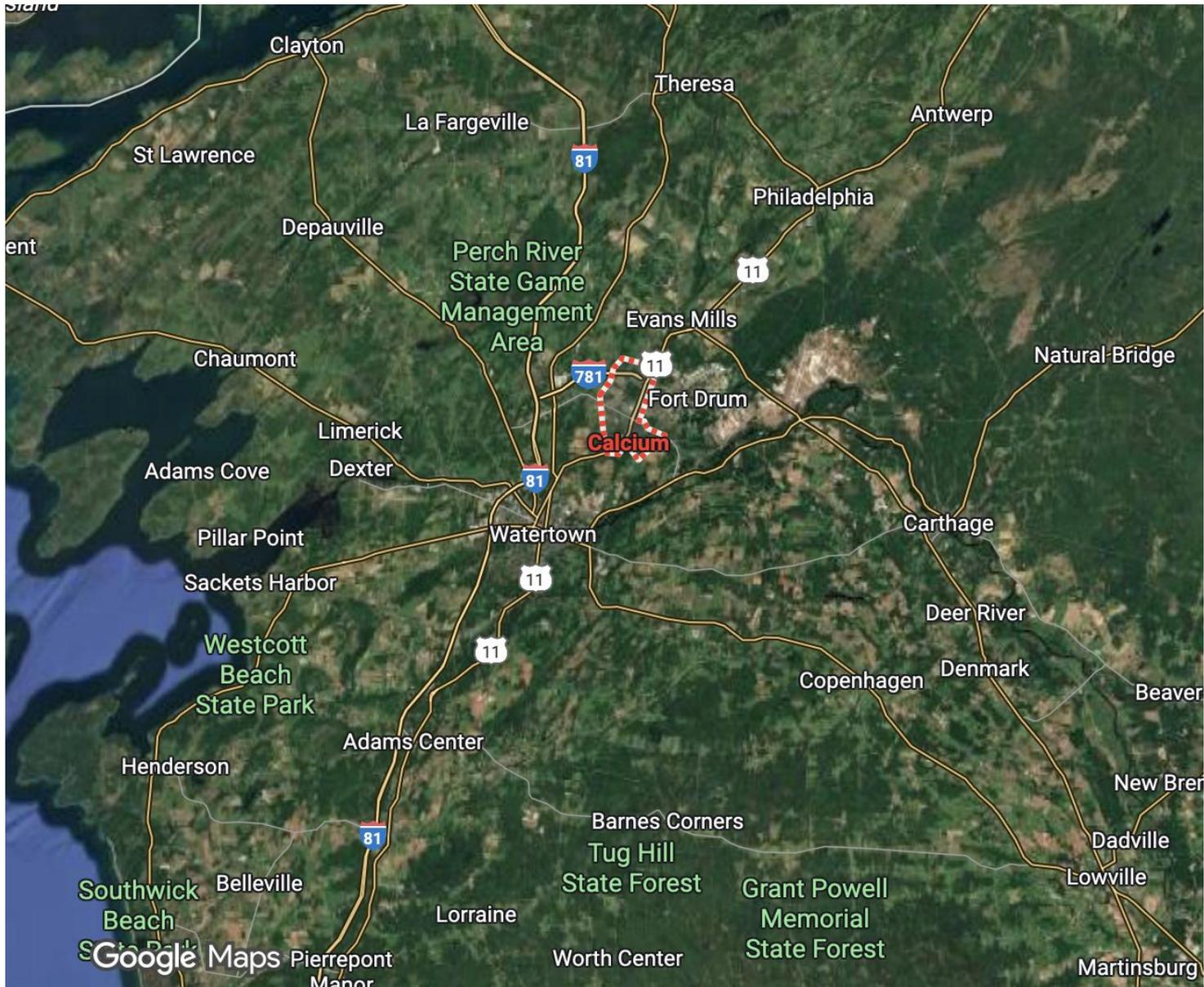
★ Designed by TownMapsUSA.com

| ZONING DESCRIPTION |   |
|--------------------|---|
| ZONING:            | B, CC   |
| DESCRIPTION:       | Raw Land- Adjacent to McDonald's, Finished Pad Site, All utilities to site  |
| PERMITTED USES:    | Apartment Building, Automotive, Car wash, Drive-through, Equipment sales, Laundry, Hotel/ Motel, Retail, Mixed use, Restaurant/ Bar, Hospital, Storage, Vehicle sales or repair   |
| REQUIREMENTS:      | <ul style="list-style-type: none"> <li>• <u>Front yard building setback</u>- Minimum: 60ft - Maximum 200ft.</li> <li>• <u>Rear yard setback</u>:- Minimum: 40ft. Minimum:75ft for commercial use lots abutting a residential district use.</li> <li>• <u>Side yard setback</u>- Minimum: 30ft. Minimum 50ft for commercial use lots abutting a residential district or use.</li> <li>• <u>Parking lot and drives and circulation routes setback</u>- in front, rear and side yards: 15 ft, minimum. In rear and side yards: 20 ft minimum.</li> </ul> |



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| POPULATION                    | 5 Miles | 10 Miles | 15 Miles |
|-------------------------------|---------|----------|----------|
| <b>2029 Projection</b>        |         |          |          |
| Total Population              | 40,573  | 69,165   | 92,464   |
| <b>2024 Estimate</b>          |         |          |          |
| Total Population              | 40,888  | 69,560   | 92,980   |
| <b>2020 Census</b>            |         |          |          |
| Total Population              | 41,306  | 70,001   | 93,868   |
| <b>2010 Census</b>            |         |          |          |
| Total Population              | 38,971  | 67,729   | 92,522   |
| <b>Daytime Population</b>     |         |          |          |
| 2024 Estimate                 | 31,713  | 68,299   | 88,047   |
| <b>HOUSEHOLDS</b>             |         |          |          |
| <b>2029 Projection</b>        |         |          |          |
| Total Households              | 15,428  | 26,674   | 36,228   |
| <b>2024 Estimate</b>          |         |          |          |
| Total Households              | 15,348  | 26,541   | 36,075   |
| Average (Mean) Household Size | 2.6     | 2.5      | 2.5      |
| <b>2020 Census</b>            |         |          |          |
| Total Households              | 15,241  | 26,359   | 35,869   |
| <b>2010 Census</b>            |         |          |          |
| Total Households              | 13,851  | 24,601   | 34,084   |

| HOUSEHOLDS BY INCOME     | 5 Miles  | 10 Miles | 15 Miles |
|--------------------------|----------|----------|----------|
| <b>2024 Estimate</b>     |          |          |          |
| \$250,000 or More        | 1.3%     | 2.2%     | 2.3%     |
| \$200,000-\$249,999      | 0.7%     | 1.1%     | 1.1%     |
| \$150,000-\$199,999      | 3.4%     | 4.3%     | 4.8%     |
| \$125,000-\$149,999      | 4.0%     | 4.7%     | 5.2%     |
| \$100,000-\$124,999      | 7.6%     | 8.5%     | 9.2%     |
| \$75,000-\$99,999        | 14.2%    | 14.7%    | 14.8%    |
| \$50,000-\$74,999        | 19.4%    | 18.8%    | 18.5%    |
| \$35,000-\$49,999        | 15.0%    | 14.1%    | 14.4%    |
| \$25,000-\$34,999        | 12.7%    | 11.5%    | 10.4%    |
| \$15,000-\$24,999        | 8.6%     | 8.2%     | 8.0%     |
| Under \$15,000           | 13.2%    | 12.0%    | 11.2%    |
| Average Household Income | \$65,090 | \$71,934 | \$74,001 |
| Median Household Income  | \$53,066 | \$58,524 | \$60,363 |
| Per Capita Income        | \$24,752 | \$28,183 | \$29,393 |

# RETAIL LAND

US RTE 11, Calcium, NY 13616 (Parcel 224089 75.05-1-61)

| POPULATION PROFILE       | 5 Miles | 10 Miles | 15 Miles |
|--------------------------|---------|----------|----------|
| <b>Population By Age</b> |         |          |          |
| 2024 Estimate            | 40,888  | 69,560   | 92,980   |
| 0 to 4 Years             | 9.9%    | 8.1%     | 7.7%     |
| 5 to 14 Years            | 14.0%   | 13.2%    | 13.2%    |
| 15 to 17 Years           | 2.5%    | 2.7%     | 3.0%     |
| 18 to 19 Years           | 3.6%    | 3.3%     | 3.0%     |
| 20 to 24 Years           | 16.2%   | 13.2%    | 11.5%    |
| 25 to 29 Years           | 12.5%   | 10.7%    | 9.7%     |
| 30 to 34 Years           | 8.7%    | 8.1%     | 7.7%     |
| 35 to 39 Years           | 7.0%    | 6.8%     | 6.8%     |
| 40 to 49 Years           | 8.0%    | 9.2%     | 9.7%     |
| 50 to 59 Years           | 6.5%    | 8.6%     | 9.5%     |
| 60 to 64 Years           | 3.2%    | 4.4%     | 5.0%     |
| 65 to 69 Years           | 2.6%    | 3.7%     | 4.2%     |
| 70 to 74 Years           | 2.0%    | 3.0%     | 3.4%     |
| 75 to 79 Years           | 1.4%    | 2.1%     | 2.4%     |
| 80 to 84 Years           | 0.9%    | 1.4%     | 1.5%     |
| Age 85+                  | 0.8%    | 1.7%     | 1.7%     |
| Median Age               | 29.0    | 33.0     | 34.0     |

| POPULATION PROFILE                       | 5 Miles | 10 Miles | 15 Miles |
|--|---------|----------|----------|
| <b>Population 25+ by Education Level</b> |         |          |          |
| 2024 Estimate Population Age 25+         | 21,960  | 41,434   | 57,238   |
| Elementary (0-8)                         | 2.9%    | 2.5%     | 2.5%     |
| Some High School (9-11)                  | 5.2%    | 5.2%     | 5.5%     |
| High School Graduate (12)                | 31.2%   | 32.7%    | 33.4%    |
| Some College (13-15)                     | 26.0%   | 22.1%    | 21.0%    |
| Associate Degree Only                    | 11.2%   | 12.3%    | 12.6%    |
| Bachelor's Degree Only                   | 15.7%   | 15.7%    | 15.2%    |
| Graduate Degree                          | 7.9%    | 9.5%     | 9.7%     |
| <b>HOUSING UNITS</b>                     |         |          |          |
| <b>Occupied Units</b>                    |         |          |          |
| 2029 Projection                          | 17,716  | 30,642   | 42,585   |
| 2024 Estimate                            | 17,618  | 30,476   | 42,392   |
| Owner Occupied                           | 4,719   | 11,408   | 17,838   |
| Renter Occupied                          | 10,502  | 15,168   | 18,323   |
| Vacant                                   | 2,270   | 3,935    | 6,317    |
| <b>Persons in Units</b>                  |         |          |          |
| 2024 Estimate Total Occupied Units       | 15,348  | 26,541   | 36,075   |
| 1 Person Units                           | 30.2%   | 31.3%    | 30.6%    |
| 2 Person Units                           | 31.4%   | 32.9%    | 33.6%    |
| 3 Person Units                           | 15.5%   | 14.9%    | 14.9%    |
| 4 Person Units                           | 14.4%   | 13.0%    | 12.9%    |
| 5 Person Units                           | 5.7%    | 5.2%     | 5.2%     |
| 6+ Person Units                          | 2.8%    | 2.7%     | 2.8%     |

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## POPULATION

In 2024, the population in your selected geography is 92,980. The population has changed by 0.50 percent since 2010. It is estimated that the population in your area will be 92,464 five years from now, which represents a change of -0.6 percent from the current year. The current population is 46.8 percent male and 53.2 percent female. The median age of the population in your area is 34.0, compared with the U.S. average, which is 39.0. The population density in your area is 131 people per square mile.



## HOUSEHOLDS

There are currently 36,075 households in your selected geography. The number of households has changed by 5.84 percent since 2010. It is estimated that the number of households in your area will be 36,228 five years from now, which represents a change of 0.4 percent from the current year. The average household size in your area is 2.4 people.



## INCOME

In 2024, the median household income for your selected geography is \$60,363, compared with the U.S. average, which is currently \$76,141. The median household income for your area has changed by 37.19 percent since 2010. It is estimated that the median household income in your area will be \$65,699 five years from now, which represents a change of 8.8 percent from the current year.

The current year per capita income in your area is \$29,393, compared with the U.S. average, which is \$40,471. The current year's average household income in your area is \$74,001, compared with the U.S. average, which is \$101,307.



## EMPLOYMENT

In 2024, 32,234 people in your selected area were employed. The 2010 Census revealed that 55.1 percent of employees are in white-collar occupations in this geography, and 23.4 percent are in blue-collar occupations. In 2024, unemployment in this area was 4.0 percent. In 2010, the average time traveled to work was 20.00 minutes.



## HOUSING

The median housing value in your area was \$180,544 in 2024, compared with the U.S. median of \$321,016. In 2010, there were 18,022.00 owner-occupied housing units and 16,063.00 renter-occupied housing units in your area.



## EDUCATION

The selected area in 2024 had a lower level of educational attainment when compared with the U.S. averages. 24.4 percent of the selected area's residents had earned a graduate degree compared with the national average of only 13.5 percent, and 12.6 percent completed a bachelor's degree, compared with the national average of 21.1 percent.

The number of area residents with an associate degree was higher than the nation's at 13.1 percent vs. 8.8 percent, respectively.

The area had fewer high-school graduates, 1.3 percent vs. 26.2 percent for the nation, but the percentage of residents who completed some college is higher than the average for the nation, at 41.3 percent in the selected area compared with the 19.7 percent in the U.S.



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