



2803 BREWERTON RD.

Town of Salina, NY

INVESTMENT OPPORTUNITY COMMERCIAL DISTRICT

Dream BIG with endless business opportunities that await in this 1,716 sq.ft. stand-alone building located in the Mattydale Shopping Center KMart Plaza! With a little TLC this blank canvas could showcase Retail/Office/Hobby Shop/Studio Center/Food Service and more! Ample parking on-site and plaza visibility from Rt-81 and Rt-11!

PROPERTY SUMMARY:

Price: \$164,900

Lot Size: 0.20 Acres

Building Size: 1,716 SF

Easy Highway Access

AADT: 2,778

Zoned C-3 Commercial



Real Estate Services

Contact: *Aubrey Berardini*, Lic. RE Salesperson

585-736-0026

aubreyberardini@howardhanna.com



ZONING

Town of Salina, NY

INVESTMENT OPPORTUNITY COMMERCIAL DISTRICT

Chapter 235. Zoning

Article III. District Regulations

§ 235-16. C-3 Districts: Planned Commercial District.

A. Intent. The intent of this district is to provide areas, on highways designed to handle large traffic volumes, for well-planned and -designed commercial uses which primarily serve the motoring public and which are generally compatible with each other. It is the specific intent to prohibit residential uses and uses which would:

- (1) Be detrimental or inharmonious to adjoining residential districts and permitted uses.
- (2) Be detrimental to the orderly flow of on- and off-site pedestrian or vehicular traffic.

B. Uses permitted.

- (1) Restaurants; drive-in restaurants; packaged-food restaurants.
- (2) Hotels; motels.
- (3) Retail sales and service.
- (4) Offices.
- (5) Radio and television studios.
- (6) Shopping centers, provided that no gasoline service facility use shall be permitted except upon the issuance of a special permit therefor.
- (7) Theaters.
- (8) Day-care centers.

Zoning regulations continued >

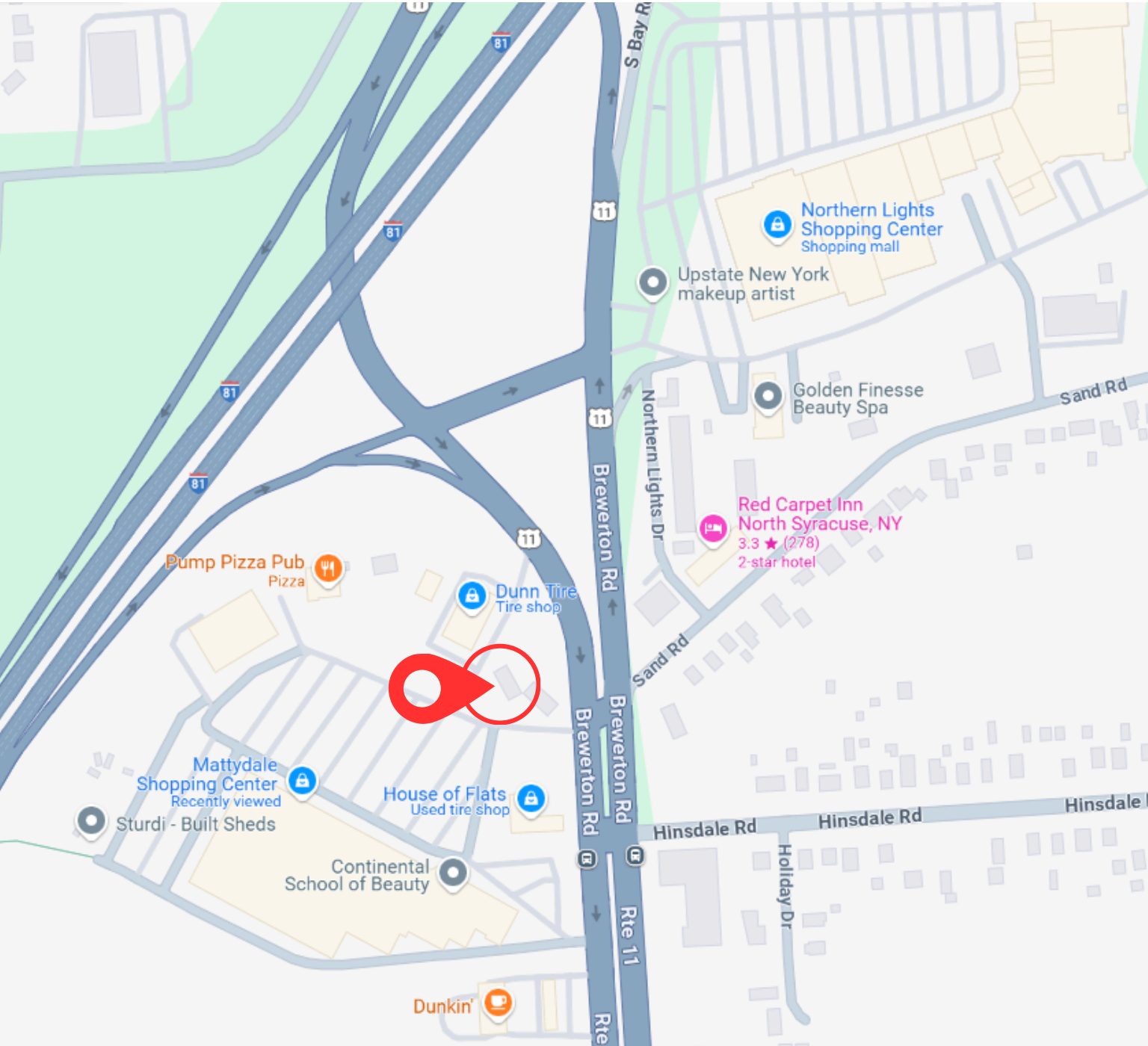
INVESTMENT OPPORTUNITY COMMERCIAL DISTRICT

- C. Special permit uses.** The following uses are permitted subject to the issuance of a special permit therefor, pursuant to § 235-42 of this chapter:
- (1) Gasoline service facilities.
 - (2) New motor vehicle sales facilities.
 - (3) Adult uses, as permitted by § 235-43A of this chapter.
 - (4) Outdoor theaters.
 - (5) Recreation facilities, including clubs, miniature golf and driving ranges (exclusive of golf courses).
 - (6) Funeral homes.
 - (7) Animal hospitals and kennels.
 - (8) Transitional parking areas.
 - (9) Utility service facilities.
 - (10) Cemeteries.
 - (11) Used motor vehicles sales facilities with motor vehicle services and motor vehicle body repair services for the general public. [Amended 9-8-2008 by L.L. No. 4-2008]
 - (12) Motor vehicle services facilities.
- D. Lot requirements.**
- (1) Minimum lot area: 40,000 square feet.
 - (2) Minimum lot width: 200 feet.
 - (3) Maximum lot coverage: 30%.
 - (4) Minimum front yard setback: 75 feet.
 - (5) Minimum side yard setback, each side: 20 feet.
 - (6) Minimum rear yard setback: 20 feet.
 - (7) Maximum height of structures: 30 feet.
- E. Outside storage.** The outside storage of any equipment, products, raw materials, waste or similar material in this district is prohibited, as well as the outside storage of disabled vehicles, parts thereof, vehicles not qualifying for a New York State automobile inspection sticker, wrecked vehicles and parts thereof, and junk of any type.

MAP

Town of Salina, NY

INVESTMENT OPPORTUNITY COMMERCIAL DISTRICT



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DEMOGRAPHICS

Town of Salina, NY

GETTING TO KNOW SALINA, NY 13211

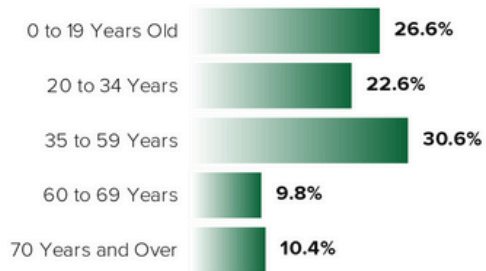


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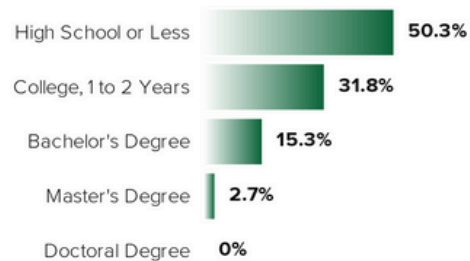
Residents



Age



Education Levels



\$63,258

Median Household Income



Households with Children

- Without
- With Children



Marital Status

- Married
- Not Married



Data provided by American Census Survey 2021

DEMOGRAPHICS

Town of Salina, NY

GETTING TO KNOW SALINA, NY 13211

Top Lifestyle Trends

The lifestyles trends below are based on billions of social media data points broken down into 52 segments and mapped at the neighborhood level. The scores indicate the prevalence of each segment in an area.



Nerd Culture

55%

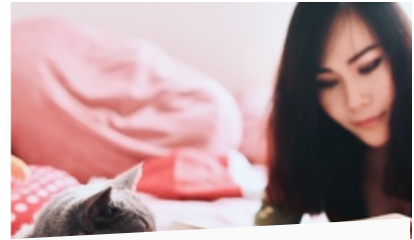
These people aren't afraid to nerd out. Common activities include comic books, video games, and often intellectual pursuits.



Activism

49%

This population seeks to advocate for a more just world. Common activities include protests, rallies, and spreading awareness to the public about social justice issues.



Animal Advocates

44%

Passionate about animal welfare, this population wants to know how best to care for their own pets (with toys and training) and help other animals find their fur-ever home.



Daily Grind

43%

Whether throwing punches at the boxing club or punching the clock at work, this population likes to talk about their hard work.



Girl Squad

39%

From girls night out to a movie night in with their closest gal pals, this population is all about getting the girls together for an evening of fun.



Foodies

38%

Meals are a social experience, and these foodies take it to the next level. This population can't wait to snap a pic of their plate and share it before chowing down.

DEMOGRAPHICS

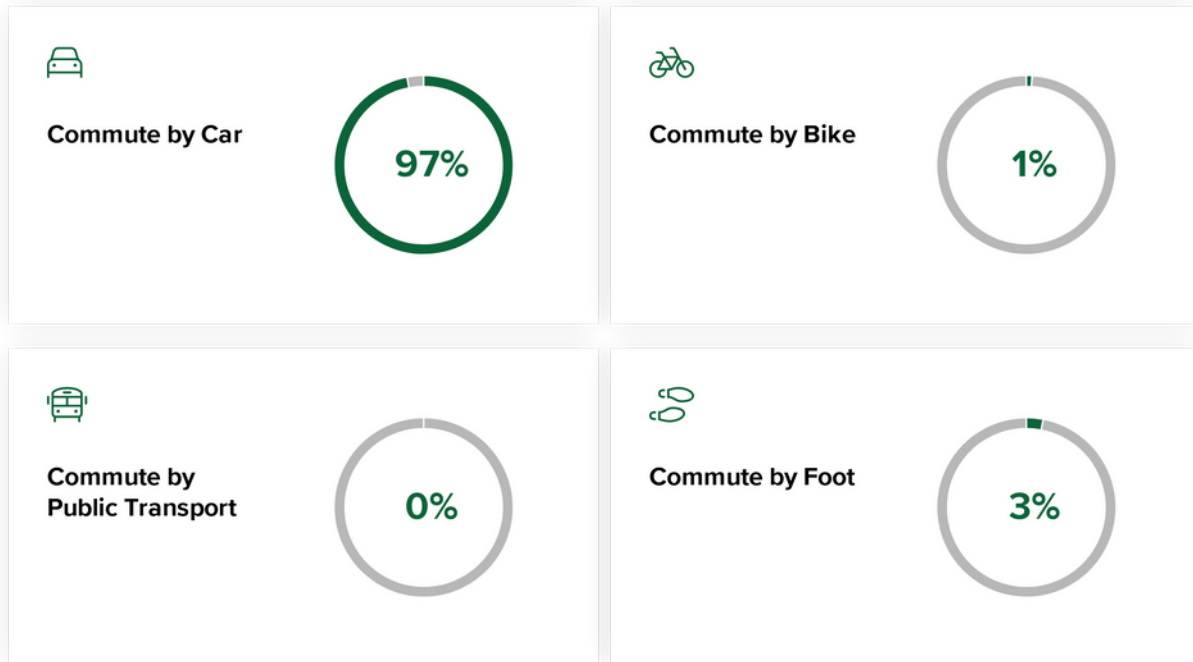
Town of Salina, NY

GETTING TO KNOW SALINA, NY 13211

Commute Highlights

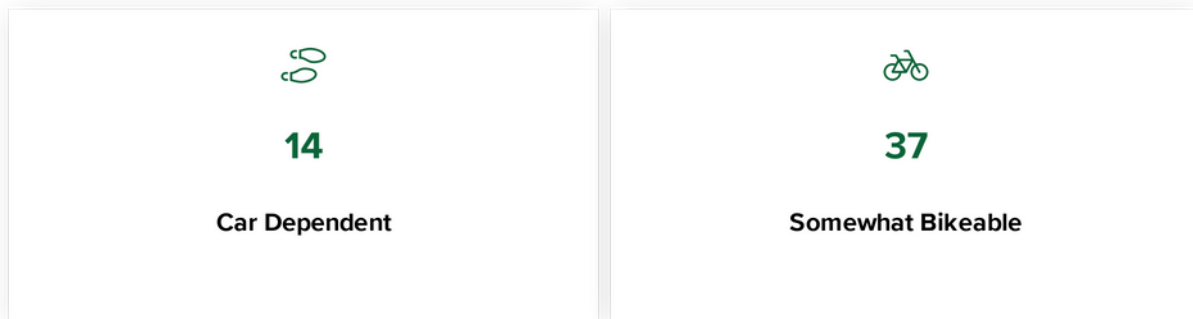
The percent ratings below indicate the portion of area residents who commute to work by walking, car, public transit, or cycling. The most popular method of commuting in this area is car, used by 97% of people, and the average commute time to work is approximately 17 minutes.

Commute Methods



Data provided by American Census Survey 2021

Walk and Bike Scores



Data provided by Walk Score®