

APPROVED DEVELOPMENT SITE

37± Acres Approved for
300 Multifamily Units and Four Retail Pads

Route 57 at Liverpool Bypass
Liverpool, New York

PROPERTY HIGHLIGHTS

Address	Oswego Road at Liverpool Bypass
Municipality	Town of Salina, Town of Clay and Village of Liverpool
Total Acres	36.12± acres
Frontage	1600'+ on Liverpool Bypass 1200'+ on NYS Thruway 1000'+ on Oswego Road (Rt. 57)
Number of Approved Units	300
Parking	56 garage spaces and surface
Property Highlights	<ul style="list-style-type: none"> • Adjacent to 3.8 million SF Amazon Fulfillment Center • Exceptional exposure with frontage on Oswego Road (Route 57) and NYS Thruway I-90 • Only 0.2± miles to I-90 entrance/exit ramps • Access to all utilities (W, S, G, E) • Located near the entrance to Woodard Business Park • Less than eight miles from proposed \$100 billion Micron semiconductor facility on Route 31

DEMOGRAPHICS

Demographic	1 Mile	3 Miles	5 Miles	10 Miles
Population	8,234	48,620	132,005	384,299
Households	3,760	21,861	57,612	162,681
Average H.H. Income	\$95,869	\$98,567	\$94,828	\$96,127
Total Daytime Population	5,973	46,428	122,429	425,123
Workers	2,354	23,356	56,900	223,056
Residents	3,619	23,072	65,529	202,067

Source: ESRI Business Analyst 2025



SOUTH ELEVATION



NORTH ELEVATION

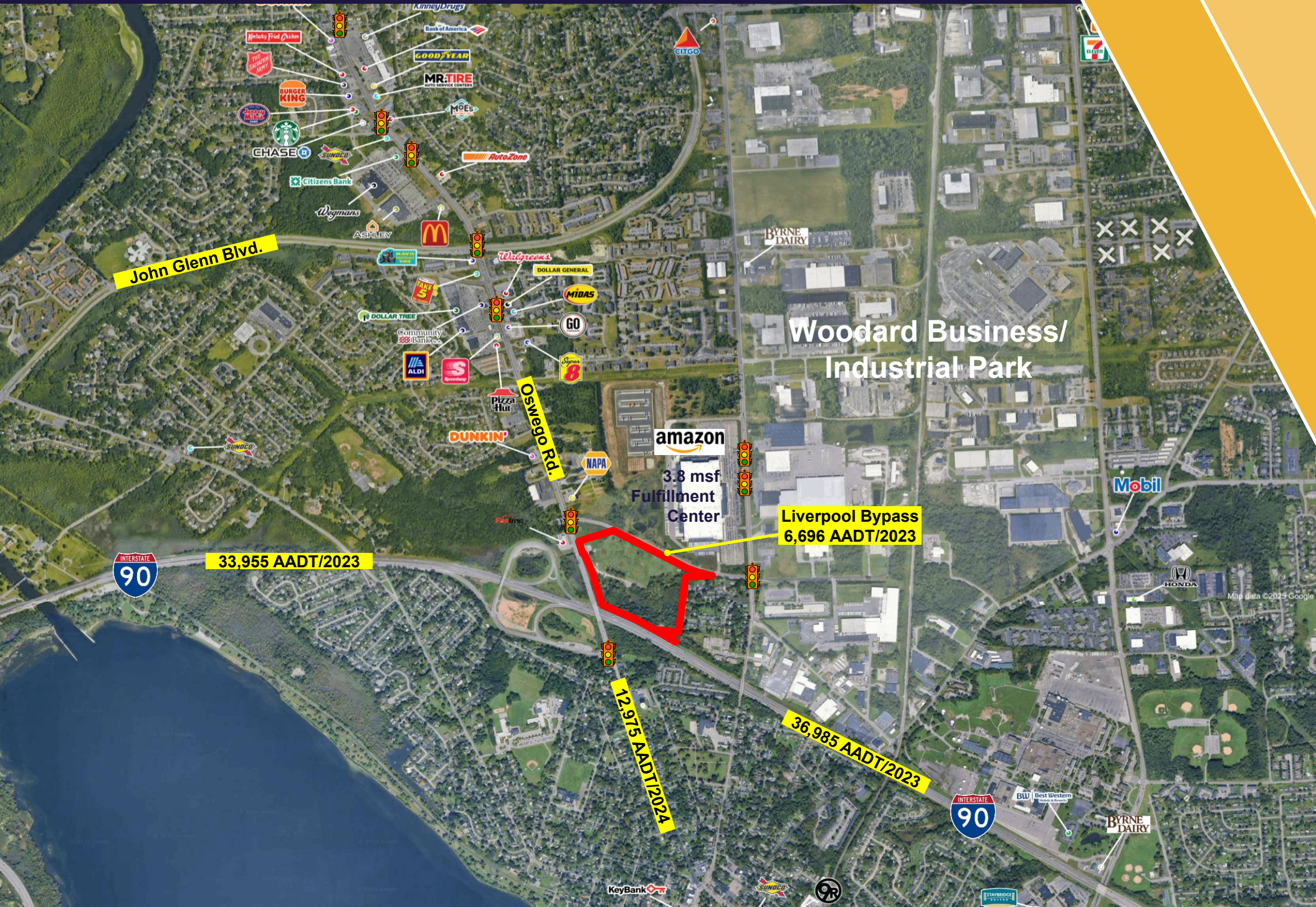


EAST ELEVATION



WEST ELEVATION

MARKET AERIAL



MARKET AERIAL

John Glenn Blvd.

Woodard Business/
Industrial Park

Oswego Rd.

amazon
3.8 msf
Fulfillment
Center

Liverpool Bypass
6,696 AADT/2023



33,955 AADT/2023

12,975 AADT/2024

36,985 AADT/2023



Map data ©2024 Google



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