J. Fiorie & Co.

A Commercial Real Estate Brokerage Company

For Sale

1.55 ±Acres

Near the Great NYS Fair

Development Opportunity

Syracuse, NY

State Fair Blvd at Smelkoff

Geddes, NY 13209

Property Features

- Located in the Town of Geddes, on the corner of State Fair Blvd and Smelkoff Rd.
- This commercial property is near the NYS State Fair grounds and Pope's Grove Par Three Golf course.
- The NYS Fair is a 12 day yearly showcase, whose attendance record is over 122,000 visitors per day.
- It is also surrounded by roof tops.

Amenities

- Great Visibility
- Near the Great New York State Fair
- Located between the hotel and its nearest gas station
- Easy access to 1-690

Demographic Report

State Fair & Smelkoff	1 Mile	2 Miles	3 Miles	5 Miles
Population	1,638	7,902	34,531	144,592
Households	690	3,435	15,550	63,268
Med HH Income	$57,910	$56,661	$54,867	$53,226

Acres	1.55 ±Acres
Sale Price	Reduced to $195,000
Land Frontage	304 ft on State Fair Blvd 196 ft on Smellkoff Rd

For more information:

Joseph W. Lewis

Commercial Real Estate Salesperson

585-381-8500 • Jwlewis@jfiorieco.com

NO WARRANTY OR REPRESENTATION, EXPRESS OR IMPLIED, IS MADE AS TO THE ACCURACY OF THE INFORMATION CONTAINED HEREIN, AND THE SAME IS SUBMITTED SUBJECT TO ERRORS, OMISSIONS, CHANGE OF PRICE, RENTAL OR OTHER CONDITIONS, PRIOR SALE, LEASE OR FINANCING, OR WITHDRAWAL WITHOUT NOTICE. NO WARRANTIES OR REPRESENTATIONS ARE MADE AS TO THE CONDITION OF THE PROPERTY OR ANY HAZARDS CONTAINED THEREIN ARE ANY TO BE IMPLIED. ALL NAMES AND SERVICE MARKS ARE COPYRIGHT OF THEIR RESPECTIVE HOLDERS.

683 Pittsford Victor Road

Suite 300

Pittsford, NY 14534

www.jfiorieco.com

2018