


**ONEIDA LAKE NORTH SHORE LOCATION!**

## 8,121± SF Convenience Store/Market

### Property Highlights

- Formerly Vella's Convenience store
- Central of Village of Cleveland
- Located on the north shore of Oneida Lake
- 265' road frontage on NYS Route 49
- 325' Oneida Lake frontage
- One 8' x 10' loading dock
- Propane forced air
- Structure vacant but recently used as grocery store
- 500 SF walk-in cooler with compressors
- 400 ampere electric service
- Security system

Demographic	1 Mile	3 Miles	5 Miles
Population	943	2,127	3,542
Households	349	842	1,390
Average Income	\$63,241	\$69,512	\$69,835
Daytime Employees	133	303	365
Source: ESRI Business Analyst 2018			

Traffic Counts	
Route 49	2,844 AADT
Source: NYS DOT 2016	

For more information, please contact:

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FOR SALE

103 State Route 49

Cleveland, New York 13042



Sale Includes three Tax Parcels: 313.13-07-11, 313.13-07-12 and 313.13-07-13

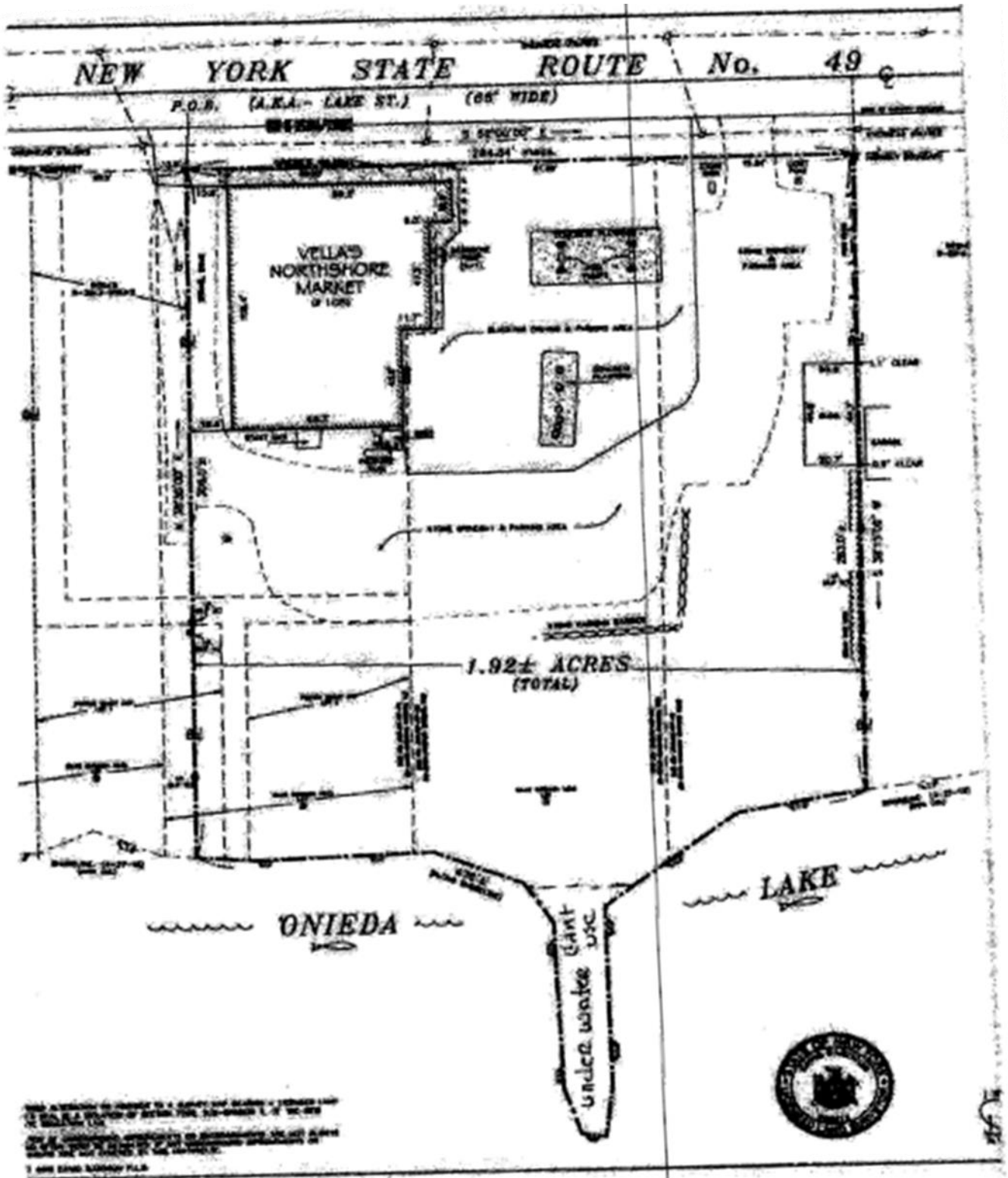


View of Property Looking South

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