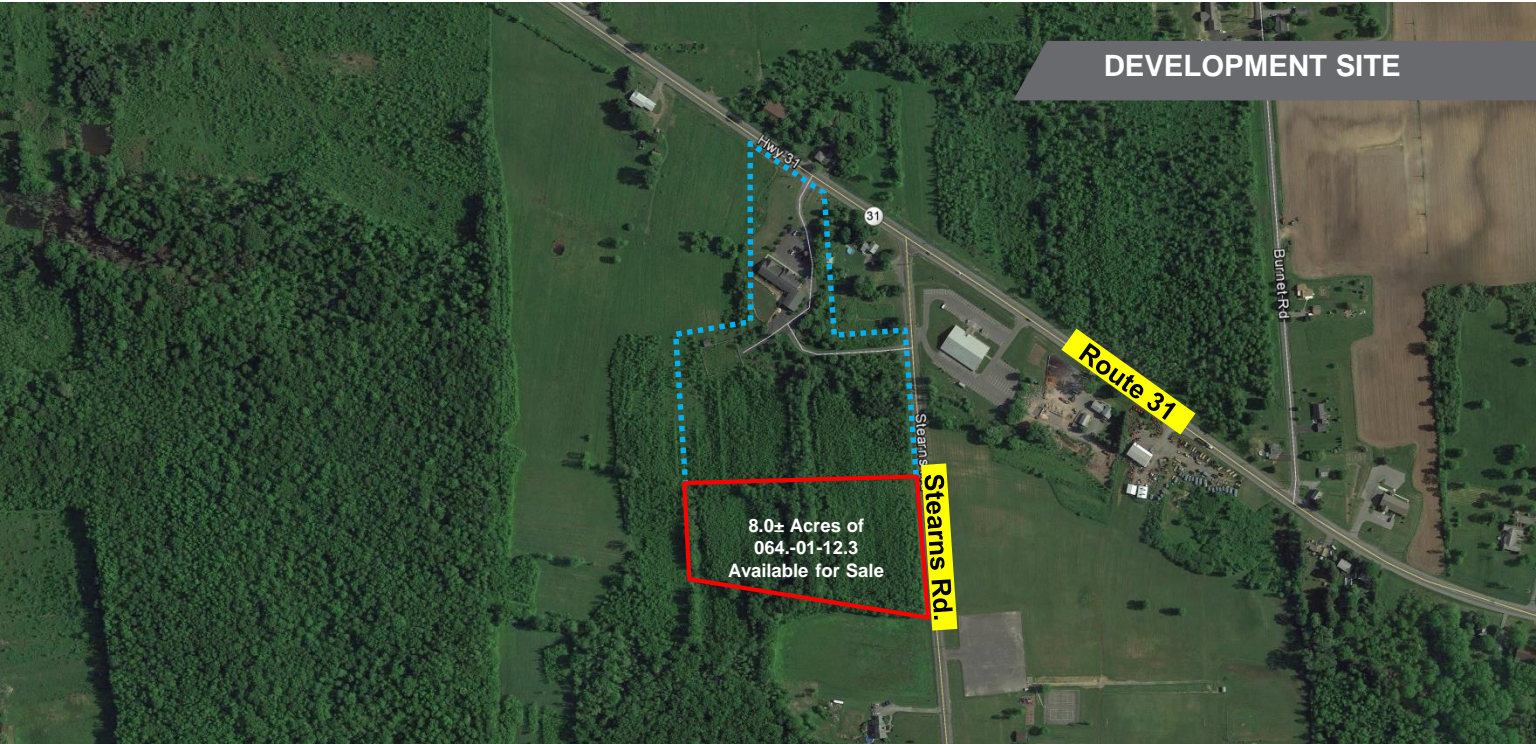


FOR SALE
5252 Route 31

Clay, New York 13041



8± Acres of Undeveloped Land

Property Highlights

- Water, gas and electric available
- Zoned Residential (RA-100)
- Close proximity to I81 and I481
- Close proximity to retail corridor on State Route 11
- Over 400 feet of frontage on Stearns Road
- Ideal for residential development
- Owner will subdivide

Demographic	1 Mile	3 Miles	5 Miles
Population	1,439	18,462	88,363
Households	520	6,773	35,316
Average Income	\$105,397	\$89,176	\$79,685
Daytime Employees	118	5,837	41,069
Source: ESRI Business Analyst 2015			

Traffic Counts	
Route 31	10,273 AADT
Stearns Road	1,895 AADT
Source: NYS DOT 2014	

For more information, please contact:

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