



HIGHLY VISIBLE DEVELOPMENT SITE

1.43± Acre Development Site

Property Highlights

- Excellent location on heavily traveled road
- Excellent traffic counts and demographics
- Sewer, water, gas and electric at the site
- Over 180' of frontage on Taft Road
- Perfect for retail, car wash, or professional office building
- Zoned RC-1 (Regional Commercial) – the most liberal zoning in the Town of Clay
- Great neighbors – AutoZone, Kinney Drugs, Hafner's Restaurant, M&T Bank
- Surrounded by a lot of rooftops!
- Located a half mile east of North Medical Center
- Conveniently situated between Route 11 and Wegmans on Taft Road

Demographic	1 Mile	3 Miles	5 Miles
Population	9,747	58,040	153,391
Households	4,414	24,951	65,036
Average Income	\$73,662	\$70,530	\$68,201
Daytime Employees	9,811	43,956	111,116

Source: ESRI Business Analyst 2018

Traffic Counts	
West Taft Road	26,541 AADT
Allen Road	5,989 AADT

Source: NYS DOT 2014

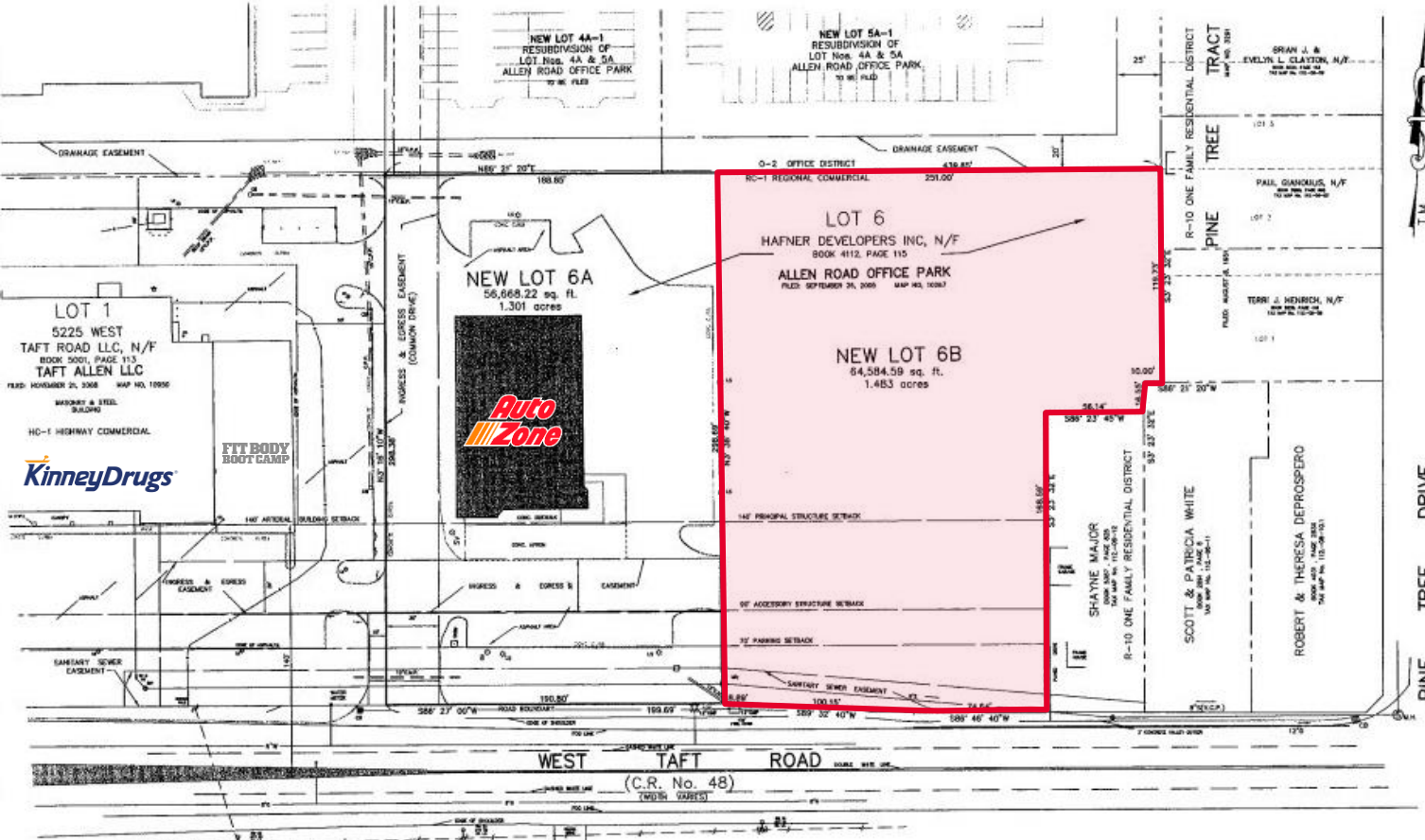
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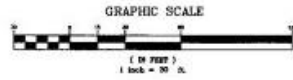


FOR SALE
5229 West Taft Road
 North Syracuse, New York 13212



NOTES:
 Total area: 2.7844 acres
 Total number of lots: One (1) existing; Two (2) proposed.
 Present Zoning: R0-1 Regional Commercial District.
 Location of underground utilities taken by field measurement where practicable; otherwise taken from various other sources and are approximate only.
 The premises shown herein is within Zone "3" (Areas determined to be within the 0.25 annual chance floodplain) according to Federal Emergency Management Agency National Flood Insurance Program Flood Insurance Rate Map Community Panel No. 3656700007W, effective date: November 4, 2016.
 No additional driveway access allowed to West Taft Road. Lot 6B must access from existing ingress & egress easement shown.
 Tax Map Nos. 112-06-15.3

NOTE:
 This map Amends Lot No. 8 in Allen Road Office Park, filed in Onondaga County Clerk's Office September 20, 2005 as Map No. 10287 to show New Lot Nos. 6A & 6B.



APPROVED: **TOWN OF CLAY**
 DATE: _____ BY: _____ Planning Commissioner
 APPROVED: **HAFNER DEVELOPERS, INC.**
 1427 Erie Drive New Syracuse, NY 13219
 DATE: _____ BY: _____ Owner & Developer

CITY OF SYRACUSE DEPT. OF INSURANCE	DEPT. OF PUBLIC PLANNING COMMISSION	ONONDAGA HEALTH DEPT.	REMARKS

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