



**1.70± Acre Development Site**

**Property Highlights**

- Great, flat development site
- Located across from Collamer Crossings Business Park
- Parcels are adjacent to 481 Sports Complex with some visibility from I-481
- Ideal for a hotel, retailer, office, gas station, fast food, medical office or industrial
- High tech zoning
- Close to all shipped and trucking companies
- 345' highway frontage
- Across the street from Northwest Mutual building
- Less than 1,000 feet from I-481

Demographic	1 Mile	3 Miles	5 Miles
Population	632	11,680	73,852
Households	219	5,075	31,813
Average Income	\$75,436	\$69,401	\$66,664
Daytime Employees	2,460	24,343	72,878
Source: ESRI Business Analyst 2017			

Traffic Counts	
Collamer Road (Rt. 298)	7,914 AADT
I-481	32,113 AADT
Source: NYS DOT 2015	

For more information, please contact:

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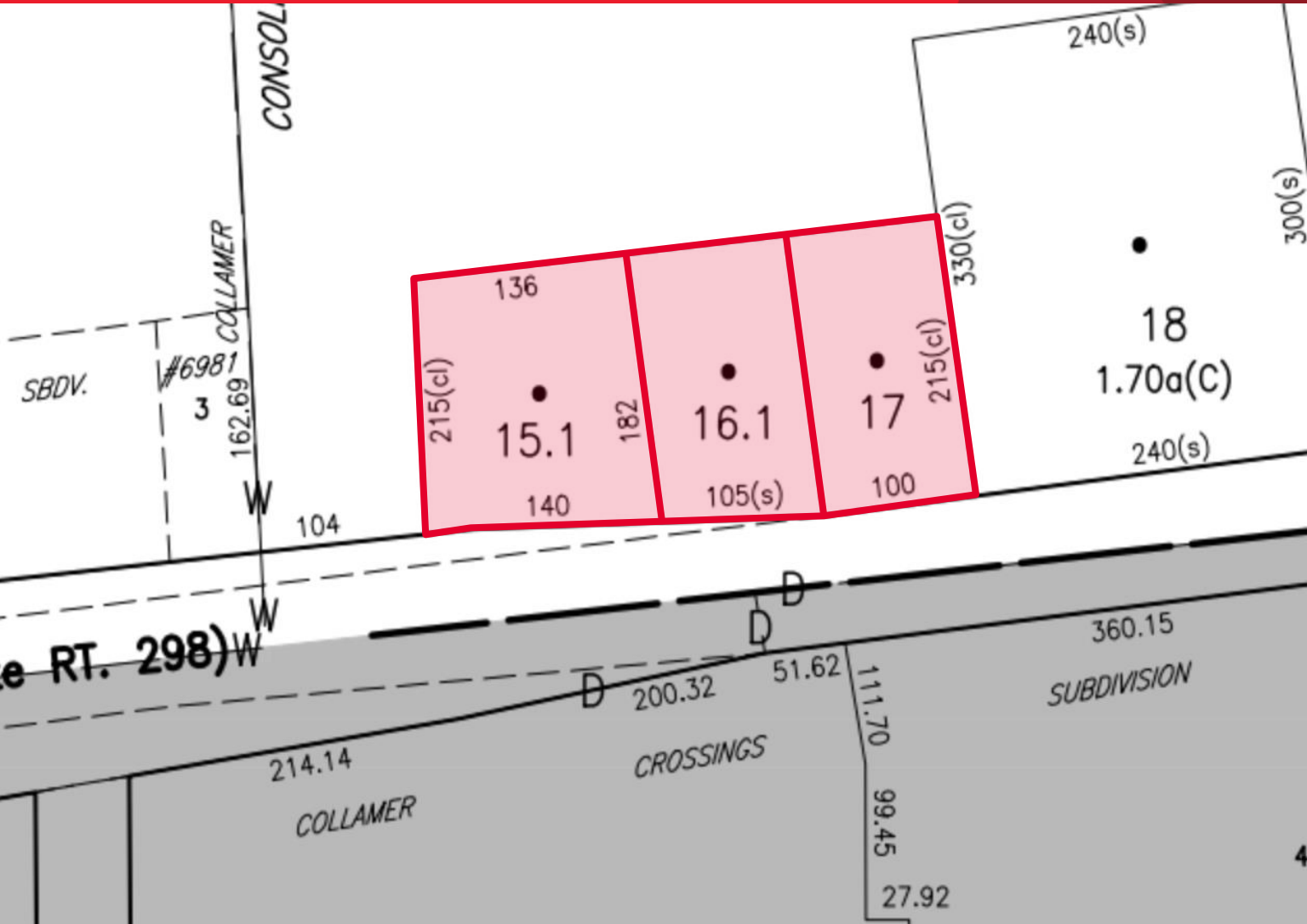
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FOR SALE

6857, 6861 & 6867 Collamer Rd.

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