



**1.32± Acre Development Site**

**Property Highlights**

- At Route 690 Exit 5
- This is the gateway to Lakeland
- 180 front feet
- 280 feet of frontage on Route 690 on/off ramp
- Great mix of residential and workplace commuters
- Day and evening traffic
- Hotel, gas station, fast food site
- Solvay power

Demographic	1 Mile	3 Miles	5 Miles
Population	2,564	25,857	104,669
Households	1,029	11,018	44,315
Average Income	\$68,586	\$76,582	\$74,989
Daytime Employees	1,855	13,399	61,260

Source: ESRI Business Analyst 2017

Traffic Counts	
State Fair Boulevard	5,567 AADT
I-690 Entrance/Exit Ramps	4,236 AADT
I-690	54,213 AADT

Source: NYS DOT 2015

For more information, please contact:

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