

CLAY DEVELOPMENT OPPORTUNITY

1.1 ACRES
COMMERCIAL ZONED

FOR SALE



\$800,000

**3564 STATE ROUTE 31
BALDWINSVILLE, NY. 13027**



PAPYRUS
REAL ESTATE SOLUTIONS

Scott Dumas

LICENSED REAL ESTATE BROKER

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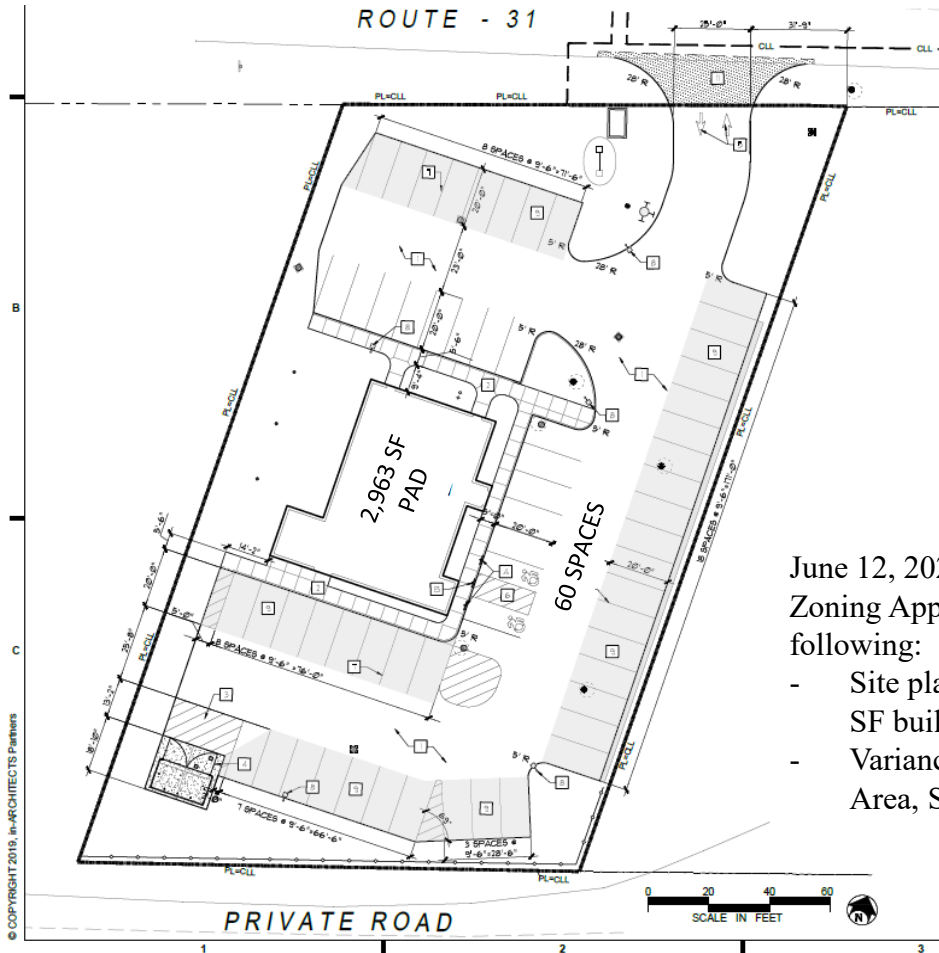
- Zoned Commercial(RC-1).
- Strong growth area along Rt 31 in Clay.
- Visible from very strong daytime & evening traffic.
- Raw developable land with nearby electric, gas, water & sewer.
- Adjacent Kimbrook shopping center includes **Tops Market**, Tractor Supply, Goodyear, Splash Car Wash, **Planet Fitness**, **Crumbl** & others.
- Other nearby include Fast Track, Sonoco, Advanced Auto, Davidson Ford & Sharon Chevrolet.
- **Pathfinder Bank, Starbucks & Texas Road-House** $\frac{3}{4}$ of a mile east.

3564 STATE ROUTE 31, BALDWINSVILLE, NY

PRE APPROVED DEVELOPMENT SITE

Total Property 1.1 Acres, **Zoned Commercial – RC-1(Regional Commercial)**

Tax ID: 052.-02-09.1



June 12, 2023 Town of Clay
Zoning Approval included the
following:

- Site plan approval for 2,963 SF building.
- Variances to Minimum Lot Area, Setback and parking.



By Radius

	3 Mile	5 Mile	7 Mile
Population	29,926	71,741	118,596
Households	11,910	29,695	49,321
Median HH Income	\$81,395	\$74,069	\$71,762
Daytime Population	26,735	64,179	106,443
Businesses	664	1,774	2,942
Employees	10,259	25,169	43,948