

8121 OSWEGO ROAD/ NY ROUTE 57

Liverpool, NY (Town of Clay) 13090

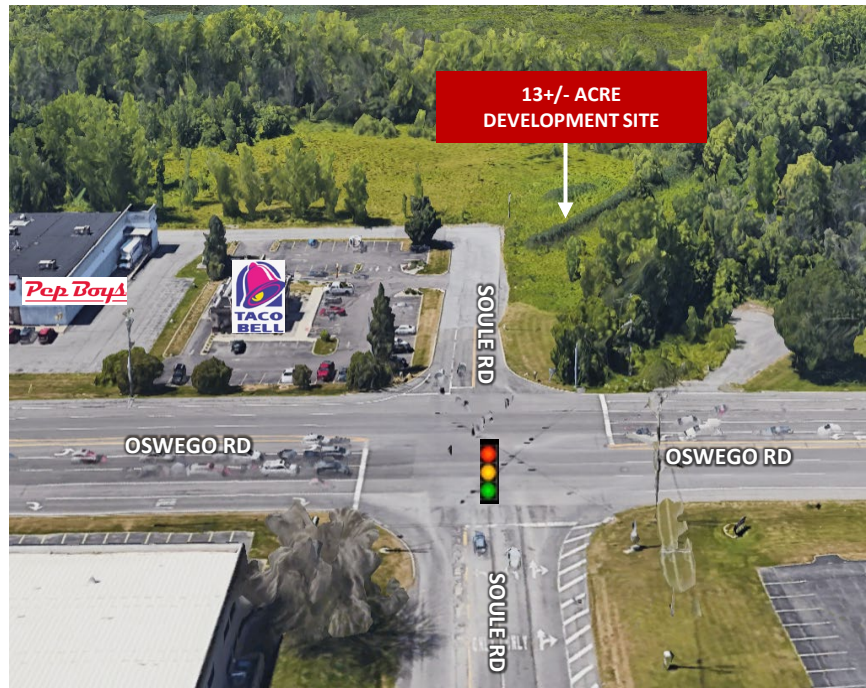


AVAILABLE OPPORTUNITY

- » FOR SALE, LEASE OR BUILD TO SUIT
- » 13+/- Acre Development Site

PROPERTY HIGHLIGHTS

- » Prime commercial development opportunity at the signalized intersection of Oswego Road/NY Route 57 and Soule Road
- » Located just 5 +/- miles from Micron's new \$100 billion dollar, 1,400-acre semiconductor facility at White Pines Commerce Park under construction
- » Excellent pad opportunity with the Soule Road cut through access to the site, Oswego Road & Soule Road both main thoroughfares in the rapidly growing Clay submarket
- » Zoned RC-1 Regional Commercial District
- » Multiple commercial development uses, including mixed-use as a potential hotel or multi-family development in rear with a retail pad in the front
- » Surrounded by expanding residential development and established retail creating sustained consumer demand
- » Highly visible corner parcel at traffic light providing convenient ingress/egress & traffic exposure



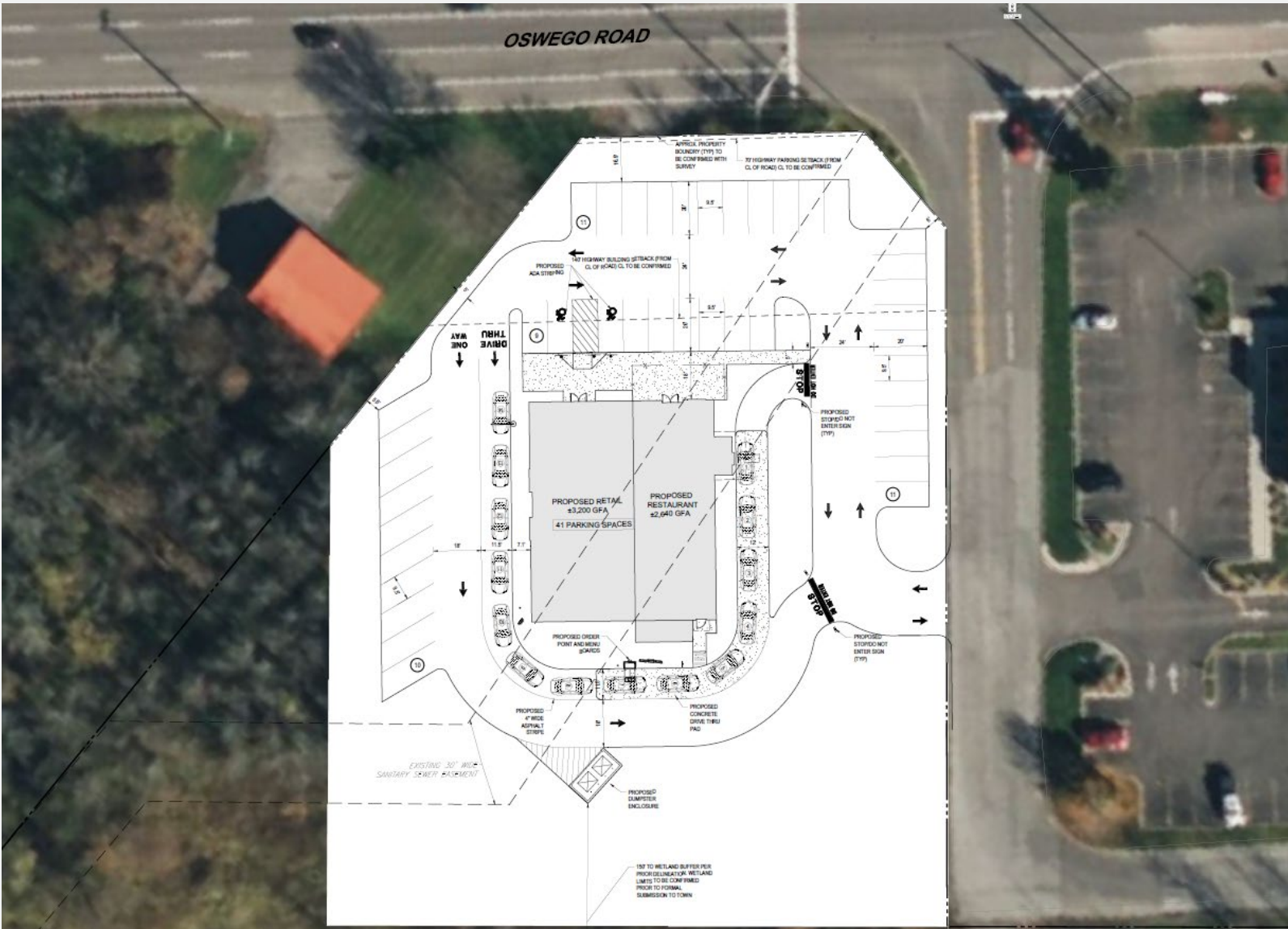
FOR MORE INFORMATION, PLEASE CONTACT:



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POTENTIAL PAD-SITE CONCEPT WITH DRIVE-THRU



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MARKET OVERVIEW – CLAY, NY

GREAT NORTHERN MALL REDEVELOPMENT PLANS

The proposed redevelopment of the Great Northern Mall aims to transform the area into a dynamic town center spanning 215 acres. The ambitious plan includes a wide array of facilities such as housing, medical facilities, professional offices, a community center, hotels, and diverse retail, dining, and entertainment options. With a budget exceeding \$1 billion, the project features 1,700 market-rate luxury apartments and condos, along with 200 senior living apartments. Additionally, plans include approximately six hotels with a total of 750 rooms, over 600,000 square feet of retail and entertainment space, 790,000 square feet of medical and office space. The development will also include community space for hosting festivals, complemented by a food hall. Moreover, the project includes two five-story parking garages, providing a total of more than 3,000 parking spaces. Construction is scheduled to commence in Q4, subject to final approvals.



MICRON TECHNOLOGIES COMING TO CLAY

Micron Technology, a leading semiconductor manufacturing company, is embarking on a monumental project in Clay, NY, with a state-of-the-art semiconductor fabrication facility spanning 1,400 acres currently under construction. The monumental \$100 billion megafab project represents a historical milestone for Central New York, marking one of the largest proposed projects in the region's history and the largest semi-conductor fabrication facility in the United States. Micron's investment is poised to create an estimated 50,000 job opportunities, contributing to the economic growth and vitality of the area.



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MARKET AERIAL



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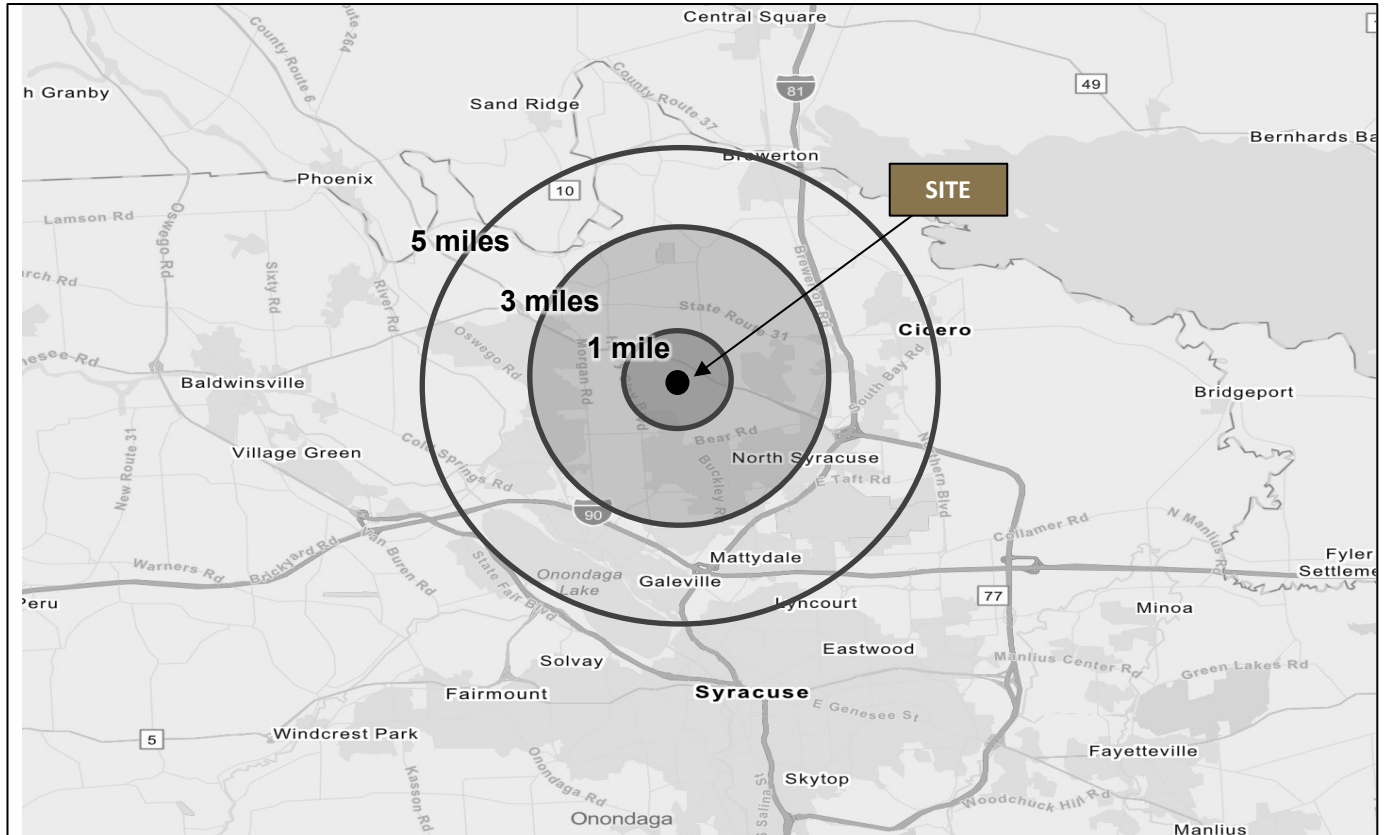
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DEMOGRAPHICS



DEMOGRAPHIC SNAPSHOT	1 MILE	3 MILES	5 MILES
Total Population	8,137	42,635	102,286
Daytime Population	5,524	33,021	84,848
Households	3,257	18,010	44,281
Average Household Income	\$103,525	\$105,559	\$102,372



3,216
Businesses



14,969
Employees



\$105,559
Median Home Value



40.7
Median Age

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