


FOR SALE

VERY VERSATILE COMMERCIAL AND RESIDENTIAL PROPERTY

Property Highlights

- Property very suitable for many retail, restaurant or office uses as well as residential
- Former church converted to residential in 2017
- 2,575± SF plus full basement and detached two-car garage situated on 0.62 acre
- Zoned C-Commercial which allows a wide variety of uses
- Largely open floor plan with 2-3 bedrooms and 2 full bathrooms
- Nice historic and architectural features, including stained glass
- Located on primary corridor with great visibility and very near Central Square Schools campus
- 14+ minute drive to new Micron site and 20-23 minutes from Downtown Syracuse, Hancock International Airport
- Property in impeccable condition

Demographic	3 Miles	7 Miles	15 Miles
Population	6,859	28,945	255,147
Households	3,037	12,202	109,861
Average H.H. Income	\$112,092	\$114,938	\$101,548
Daytime Employees	2,697	6,382	112,570

Source: ESRI Business Analyst 2025

Traffic Counts

S. Main St. / Rt. 11 7,222 AADT

Source: NYS DOT 2025

EXCLUSIVE CONTACT

Joyce Mawhinney MacKnight

Associate Real Estate Broker

+1 315 445 8514

jmacknight@pyramidbrokerage.com

5845 Widewaters Parkway, Suite 200

East Syracuse, New York 13057

+1 315 445 1030

pyramidbrokerage.com

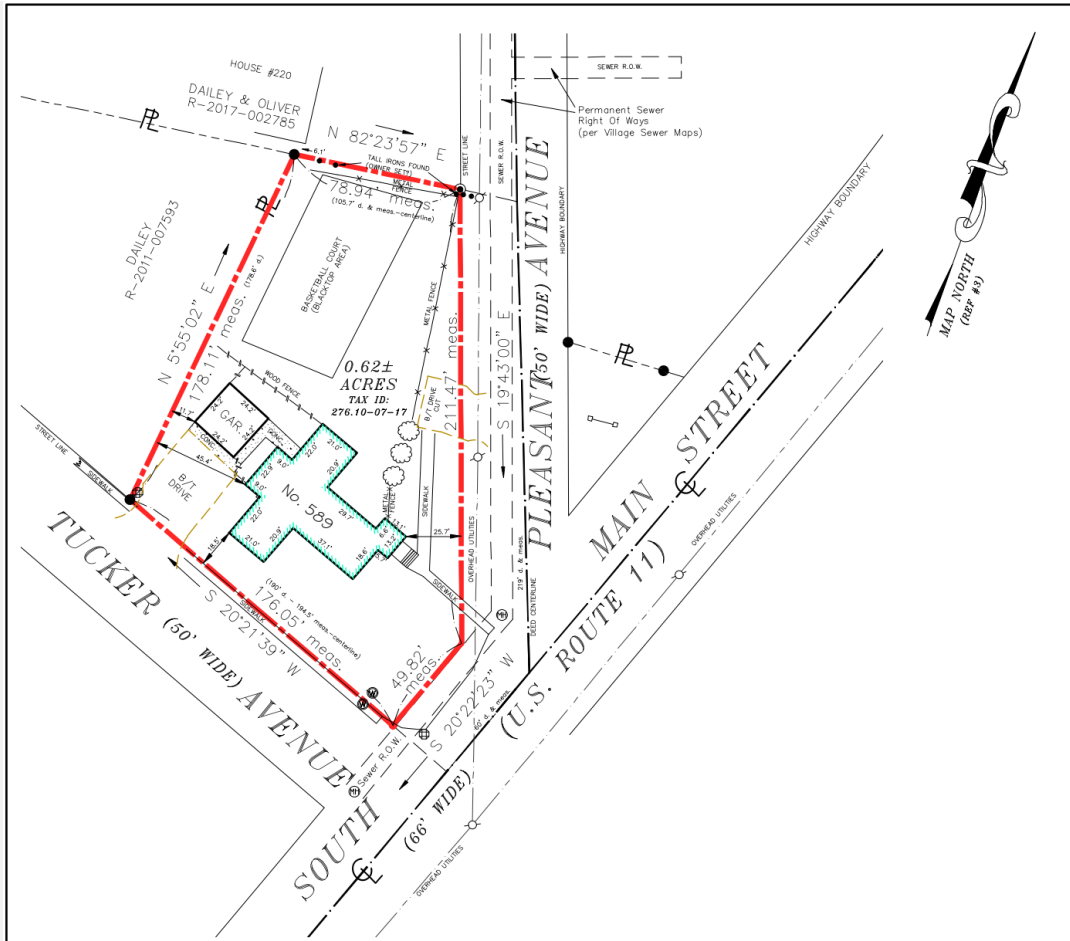












LEGEND:

- EXISTING IRON MONUMENT
- ⊙ IRON ROD SET WITH CAP
- ⊕ UTILITY POLE
- ⊗ WELL
- ⊗ SEPTIC VENT
- ⊗ WATER VALVE
- ⊗ SEWER MANHOLE
- ⊗ CATCH BASIN

SURVEY NOTES:

DEED REF:

CLARA N. TUCKER TO SAINT MICHAEL'S ROMAN CATHOLIC CHURCH BY DEED DATED SEPTMBER 8, 1927 AND RECORDED IN THE OSWEGO COUNTY CLERK'S OFFICE ON SEPTEMBER 12, 1927 IN BOOK OF DEEDS 349 AT PAGE 559.

MAP REF:

- 1) SURVEY BY W.B. RUSSELL, L.S. DATED AUGUST, 9 1927 AND FILED AT THE OSWEGO COUNTY CLERKS OFFICE ON DECEMBER 1, 1927.
- 2) SURVEY BY RICHARD J. ENGLISH DATED SEPTEMBER 14, 1971.
- 3) SURVEY BY BROWNELL & BROWNELL, DATED SEPTEMBER 2, 1978.
- 4) SURVEY BY A. SCOTT WHITTAKER P.C. DATED FEBRUARY 19, 1997, LAST REVISED MAY 8, 2002.
- 5) SURVEY BY DAVID BARDOUN, P.L.S., DATED JANUARY 9, 2007.

ABSTRACT REF:

THIS SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF A CURRENT ABSTRACT OF TITLE OR DOCUMENTS FROM A TITLE SEARCH AND IS THEREFORE SUBJECT TO WHATEVER STATE OF FACTS THAT MAY BE REVEALED IN SUCH REPORTS.

SITE SERVICED BY MUNICIPAL WATER & SEWER.



I HEREBY CERTIFY THAT THIS IS A CORRECT MAP MADE FROM AN ORIGINAL SURVEY.
DOB
N.Y.S. LICENSED LAND SURVEYOR # 5042Z

UNAUTHORIZED ALTERATION OR ADDITION TO A SURVEY MAP BEARING A LICENSED LAND SURVEYOR'S SEAL IS A VIOLATION OF SECTION 7209, SUB-DIVISION 2, OF THE NEW YORK STATE EDUCATION LAW.

THE LOCATION OF UNDERGROUND IMPROVEMENTS OR ENCROACHMENTS ARE NOT ALWAYS KNOWN AND OFTEN MUST BE ESTIMATED. IF ANY UNDERGROUND IMPROVEMENTS OR ENCROACHMENTS ARE NOT COVERED BY THIS CERTIFICATE.

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REVISIONS:	SURVEY MAP OF:
5/13/26	589 S. MAIN STREET
	PART OF LOT No. 45 & 46
	TOWNSHIP No. 13 OF SCRIBA'S PATENT
	VILLAGE OF CENTRAL SQUARE
	TOWN OF HASTINGS
	COUNTY OF OSWEGO, STATE OF NEW YORK
	DAVID BARDOUN LICENSED LAND SURVEYOR CENTRAL SQUARE, NEW YORK (315) 668-7048
	DATE: NOVEMBER 30, 2014
	SCALE: 1" = 50'
	FILE NO.: 14.26-R1

The property is zoned "C-Commercial" which includes all uses permitted in Residential zoning districts as well as those additional commercial uses.

**Residential permitted uses, some
subject to site plan review –**

One-family dwelling unit
Two-family dwelling unit
Multiple dwellings
Boarding, lodging, rooming or tourist houses
Clubs, lodges, and social and recreation centers
Day-care home
Day-care centers
Nursing or convalescent home
Professional offices
Home occupation
Offices of religious and educational institutions
Funeral homes
Teaching of music, dance or similar limited to
five pupils
Dressmakers
Decorators
Photographers
Art studios
Beauty/barbershops
Libraries

Commercial permitted uses –

Retail stores and shops
Personal service shops
Community services
Clubs and lodges
Banks
Theaters
Offices
Restaurants
Professional and business offices
Wholesale offices and salesrooms
Hotels and auto courts
Parking lots, public and private
Commercial garages
Automobile gasoline sales facilities
Religious facilities
Private schools
Drive-through facilities

Residential with Special Permit –

Private schools
Public Utility structures
Religious facilities
Townhouses
Bed-and-breakfast establishment

Commercial uses with special permit –

Townhouses
Senior citizens manufactured home parks

Micron's investment in Clay, NY (**less than a 15-minute drive from Central Square**) will provide compounding benefits for multifamily product and the Syracuse economy with a surge in high-quality employment opportunities driving both population and economic growth in the years ahead.

Micron intends to **invest up to \$100 billion over the next 20-plus years**, with the first phase investment of \$20 billion planned by the end of this decade, to build a leading-edge memory megafab in Clay, New York.

Micron plans for **substantial hiring in the second half of 2025** with job posting's already advertised including salaries ranging from \$57,000 up to \$256,000.

“This is incredible and transformative news for Central New York and for the entire U.S. economy. It’s going to make Central New York one of the centers of high-end chip manufacturing, not just in the United States but in the world.”

- Chuck Schumer, C-NY

 **\$100B** Micron Expected Investment

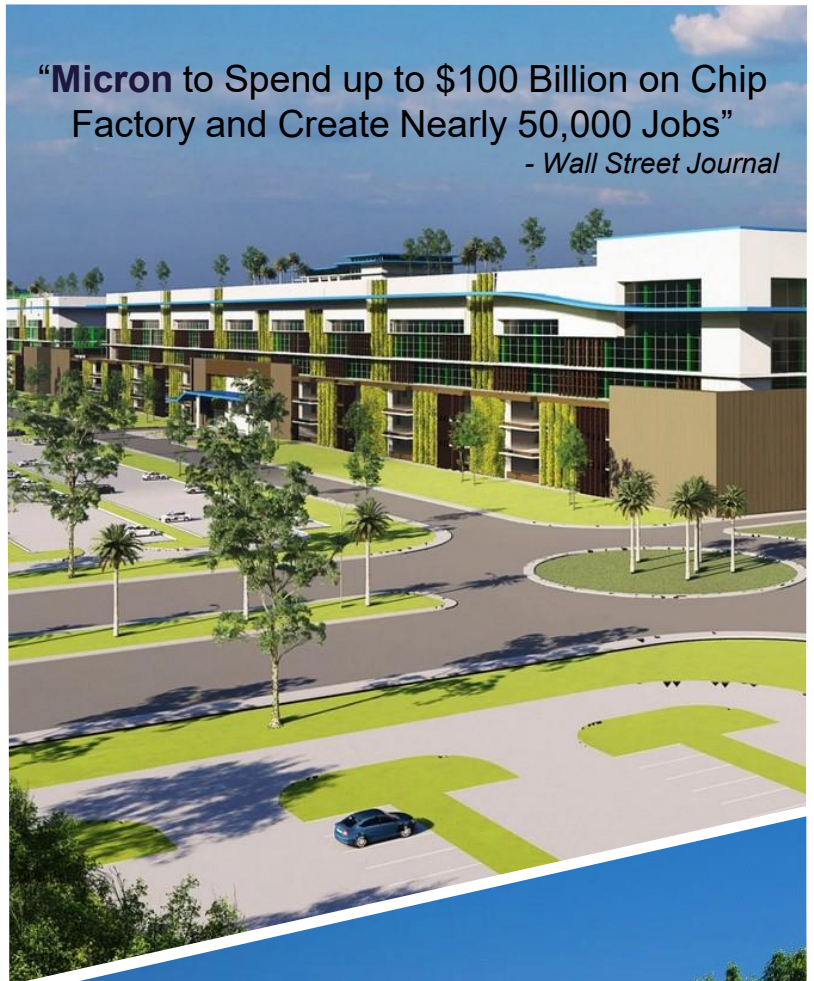
 **4,500** Construction Jobs

 **9,000** Micron Jobs

 **24MSF** Cleanroom Space

 **40,000** Indirect jobs

“**Micron to Spend up to \$100 Billion on Chip Factory and Create Nearly 50,000 Jobs**”
- Wall Street Journal



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