

FOR SALE

# 104 LENOX AVE

104 Lenox Ave, Oneida, NY 13421



## PROPERTY DESCRIPTION

This 16,520 SF free-standing building on 1.74 acres offers endless potential for investors and owner-users. Featuring +/- 8,200 SF of retail/showroom space, 245 SF of office space, and 8,000 SF of warehouse area with two overhead doors and a dock-level loading area. Over 50 parking spaces provide excellent accessibility.

Zoned R3, the property supports diverse uses, including retail, offices, medical clinics, community centers, cultural facilities, residential conversions, and educational facilities. Its high visibility and strategic location make it ideal for business growth or redevelopment.

## PROPERTY HIGHLIGHTS

- 16,520 SF free-standing building
- Built in 1975
- Zoned R3 – flexible commercial and residential uses
- 1.74 acres with 50+ parking spaces
- Two overhead doors and dock-level loading

DEMOGRAPHICS	3 MILES	5 MILES	10 MILES
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Total Households	6,150	9,025	18,258
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Total Population	14,093	21,004	43,175
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Average HH Income	\$84,908	\$87,714	\$89,476
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## OFFERING SUMMARY

Sale Price:	\$549,000
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Lot Size:	0.9 Acres
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Building Size:	16,520 SF
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### CHRIS SURACI

315.885.7924

chris@bridgewaycr.com



INTERIOR PHOTOS

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RETAILER MAP

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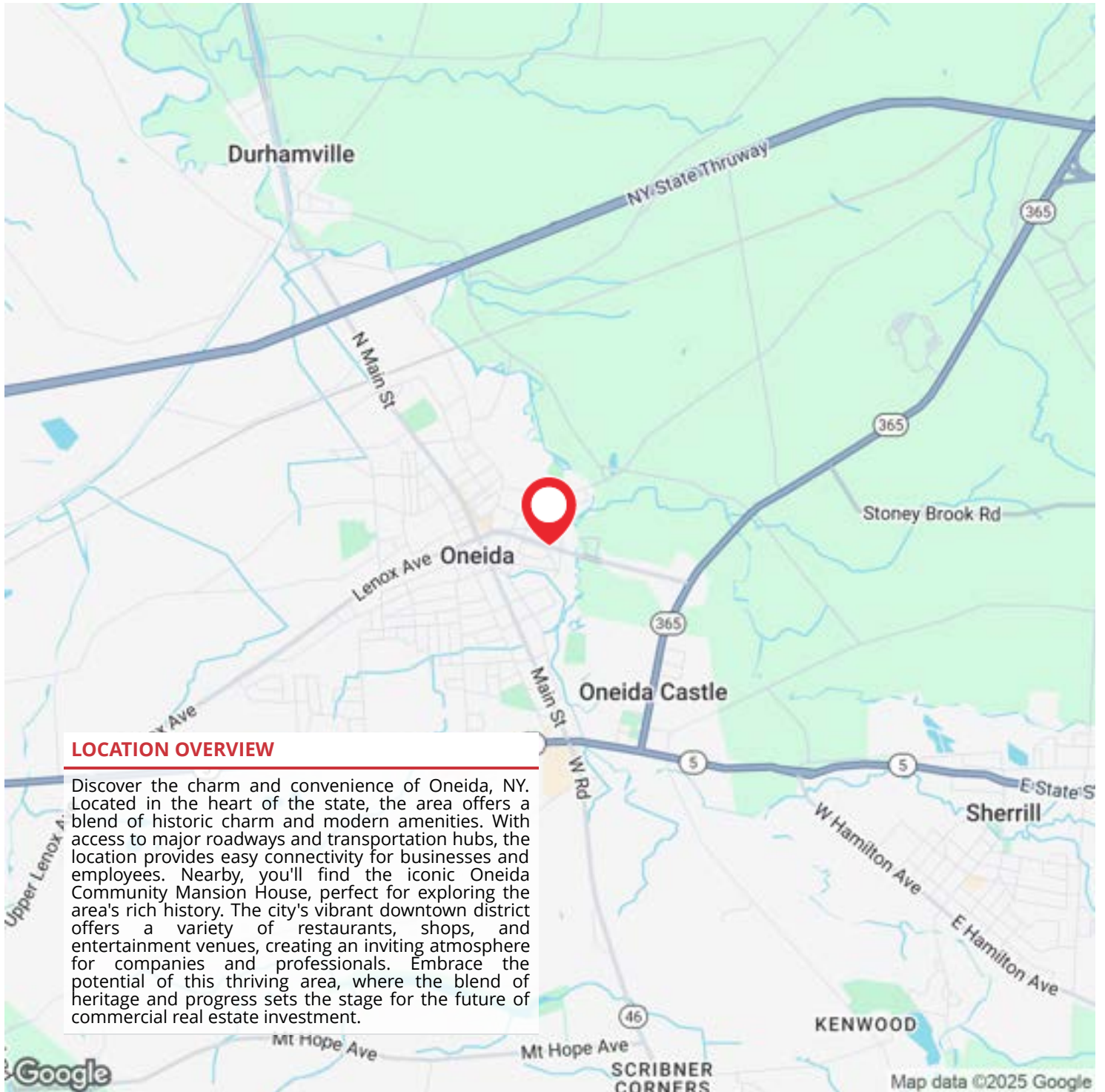


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## LOCATION OVERVIEW

Discover the charm and convenience of Oneida, NY. Located in the heart of the state, the area offers a blend of historic charm and modern amenities. With access to major roadways and transportation hubs, the location provides easy connectivity for businesses and employees. Nearby, you'll find the iconic Oneida Community Mansion House, perfect for exploring the area's rich history. The city's vibrant downtown district offers a variety of restaurants, shops, and entertainment venues, creating an inviting atmosphere for companies and professionals. Embrace the potential of this thriving area, where the blend of heritage and progress sets the stage for the future of commercial real estate investment.

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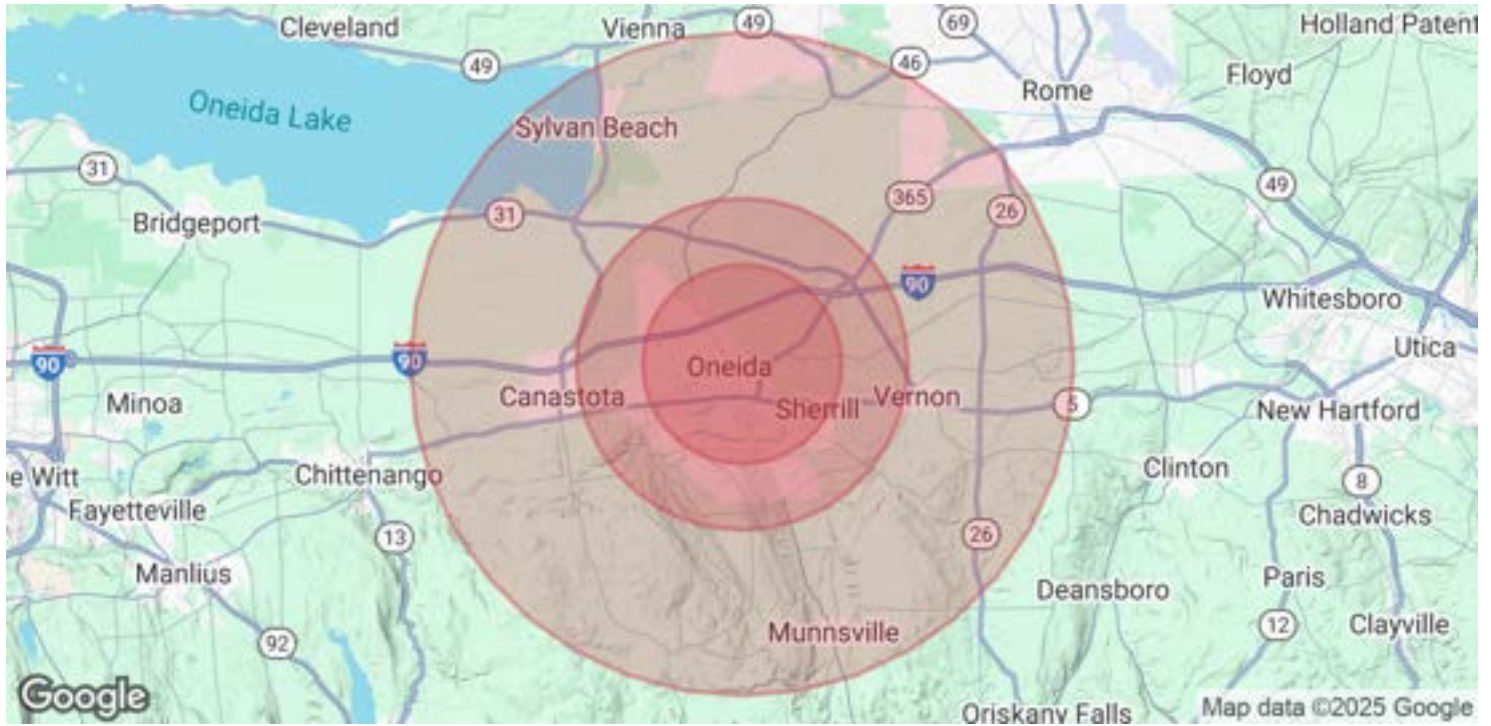
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## DEMOGRAPHICS

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<b>POPULATION</b>	<b>3 MILES</b>	<b>5 MILES</b>	<b>10 MILES</b>
Total Population	14,093	21,004	43,175
Average Age	43	43	43
Average Age (Male)	42	42	42
Average Age (Female)	45	45	44

<b>HOUSEHOLDS &amp; INCOME</b>	<b>3 MILES</b>	<b>5 MILES</b>	<b>10 MILES</b>
Total Households	6,150	9,025	18,258
# of Persons per HH	2.3	2.3	2.4
Average HH Income	\$84,908	\$87,714	\$89,476
Average House Value	\$225,302	\$225,861	\$222,427

Demographics data derived from AlphaMap

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