


FOR SALE OR LEASE

3,243± SF TURNKEY MEDICAL OFFICE

Property Highlights

- Very well located 3,243± SF suburban medical office building situated on 1.15± acres
- Features seven (7) furnished exam rooms, all with sinks, two (2) private offices and three (3) restrooms
- Space includes a dark room for x-rays
- 40± parking spaces in the front and rear of the building
- ADA accessible
- Approximately seven (7) miles from Micron chip fab campus on Route 31
- Less than twelve miles to area hospitals
- Perfect for Owner/Operator Physician or Dentist

Demographic	1 Mile	3 Miles	5 Miles
Population	6,358	44,768	103,076
Households	2,536	19,257	45,445
Average H.H. Income	\$115,656	\$110,906	\$110,059
Daytime Employees	2,524	15,629	38,671

Source: ESRI Business Analyst 2026

Traffic Counts

Oswego Road / Rt. 57 21,673 AADT

Source: NYS DOT 2025

EXCLUSIVE CONTACT

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**CUSHMAN &
WAKEFIELD**



**Pyramid Brokerage
Company**

**7711 Oswego Road
Liverpool, New York 13090**



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The map shows a residential area with several streets and lots. The highlighted parcel is located on the east side of Admiral Drive, between State Street and Alder Street. The parcel is labeled '2' and '1.15a(C)'. Other lots are numbered and some have area measurements. The map is oriented with North at the top.

Streets: Admiral Drive, State Street, Alder Street.

Highlighted Parcel: 2, 1.15a(C)

Other Lots and Measurements:

- Lot 01: 98.45, 48
- Lot 02: 94.63, 47
- Lot 03: 97.24, 158.19
- Lot 04: 75, 144.57
- Lot 05: 75, 137.29
- Lot 06: 75, 136.14
- Lot 07: 75, 111
- Lot 08: 84.48, 136.14
- Lot 09: 85.33, 137.29
- Lot 10: 85.33, 137.29
- Lot 11: 85.33, 137.29
- Lot 12: 85.33, 137.29
- Lot 13: 85.33, 137.29
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- Lot 15: 85.33, 137.29
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- Lot 97: 85.33, 137.29
- Lot 98: 85.33, 137.29
- Lot 99: 85.33, 137.29
- Lot 100: 85.33, 137.29



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