

# 34 Chenango Avenue

Clinton, NY 13323

100% OCCUPIED

FUTURE DEVELOPMENT IN FRONT SIDE OF PARKING LOT

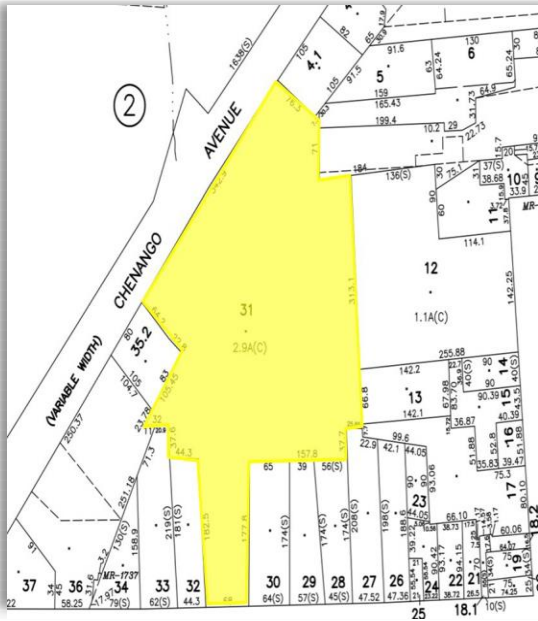


## Property Highlights:

- ❖ Building Size: 23,649 SF
- ❖ Parcel Size: 2.90 +/- acres
- ❖ Parking Spaces : 100 +/-
- ❖ Tax Parcel ID: 337.018-2-31
- ❖ Lease Rate: Price Varies Based on Square Footage

## Location Overview:

Neighborhood center located across from Clinton Schools. The small college town setting is home to Hamilton College Co-tenancy with Dollar General and Bassett Health Care. Vacancy creates upside potential.



Excellent High Visibility Location for any type of Retail or Restaurant, Pharmacy, Storage and/or Medical Uses!

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David C. Muraco  
CEO  
Empire Management of CNY, Inc.  
112 S. Burdick St, Fayetteville, NY 13066

Empire  
Mgt. Co.

Office: (315) 445-8990  
Cell: (315) 420-0735  
Email: dcmuraco@empiremgtco.com  
www.empiremgtco.com

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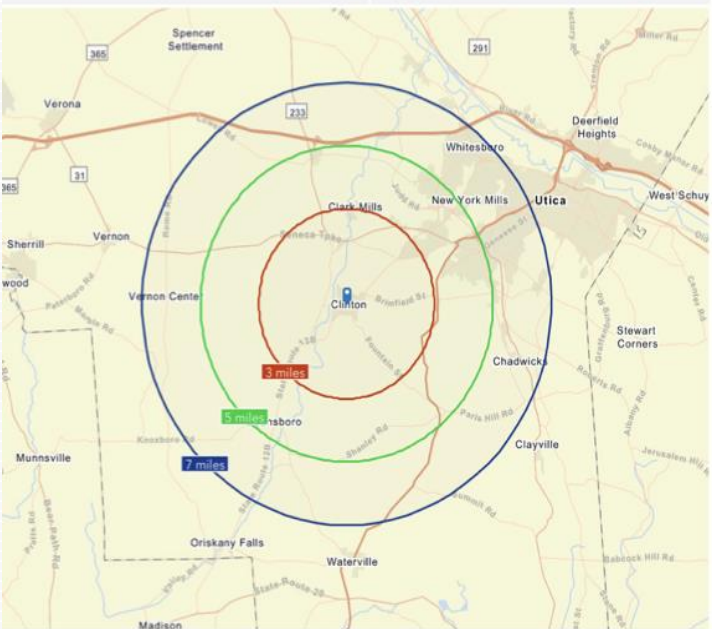
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LATITUDE	LONGITUDE
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43.04922

-75.38016



## DEMOGRAPHICS

By Radius	3 Mile	5 Mile	7 Mile
Population	11,438	26,234	63,474
Households	4,398	10,863	26,619
Median HH Income	\$71,167	\$75,829	\$68,107
Daytime Population	11,150	28,960	70,094
Businesses	382	1,159	2,450
Employees	4,419	16,823	39,238

SOURCE: ESRI Report 2/23/22

## TRAFFIC COUNTS

Roadway	Volume Count
College Street	4,830 AADT

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