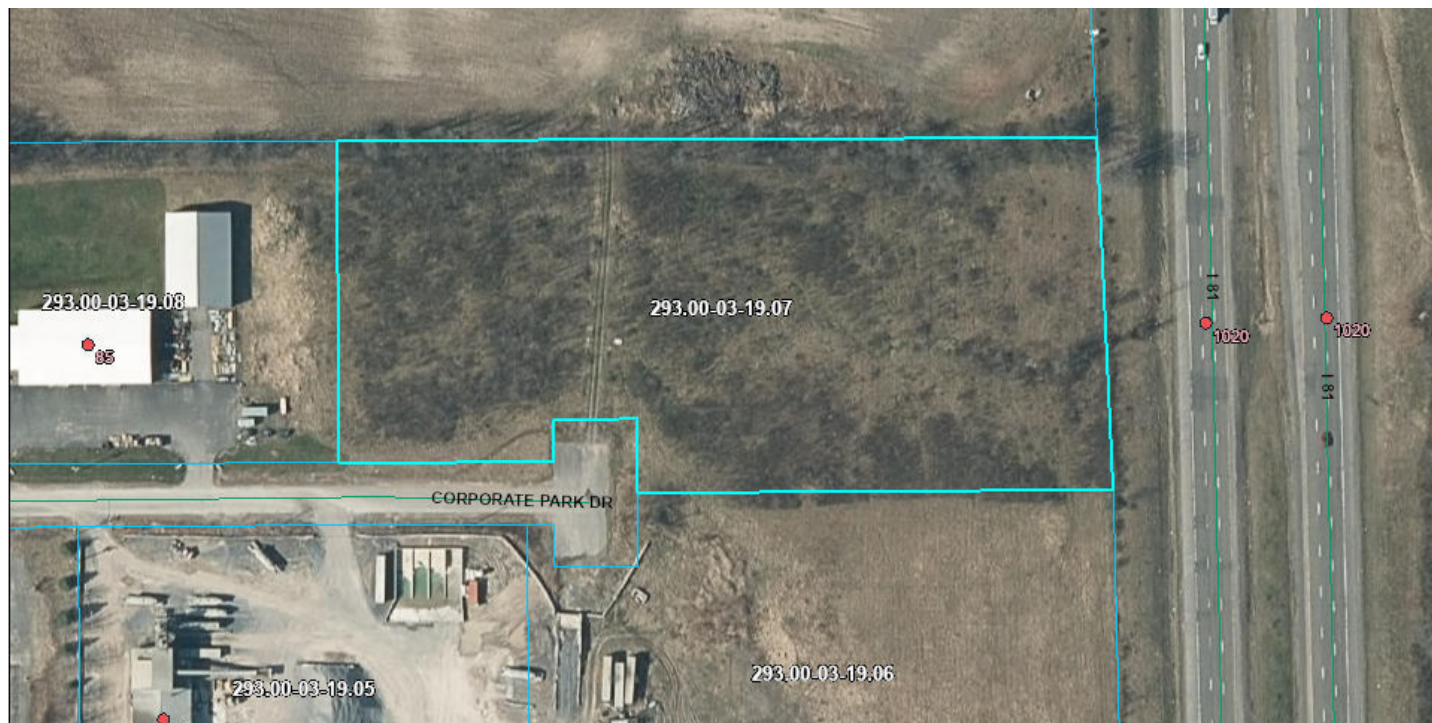


FOR SALE



# 0 CORPORATE PARK DRIVE

Central Square, NY 13036



## PROPERTY DESCRIPTION

5.41 +/- Acres of shovel-ready land located on the Northeast end of Corporate Park Drive. Visible from NYS Route 81. Zoned (C-I) Commercial Industrial. Utilities, public water and sewer available at site.

## PROPERTY HIGHLIGHTS

- Shovel Ready Land
- 5.41 +/- Acres
- Utilities at Site
- Public Water
- Public Sewer
- Commercial-Industrial Zoning
- Rte 81 Visibility

## LOCATION DESCRIPTION

Central Square is a village in Oswego County, New York, United States. The population was 1,848 at the 2010 census. The Village of Central Square is located in the south part of the Town of Hastings on Route 49 and U.S. Route 11. The village is west of Interstate 81. The village is northwest of Oneida Lake. Subject property has frontage on Route I-81 and Route 11 with Easy Access to Route 81 located between Brewerton and Central Square

### OFFERING SUMMARY

Sale Price:	\$250,000
Lot Size:	5.41 Acres

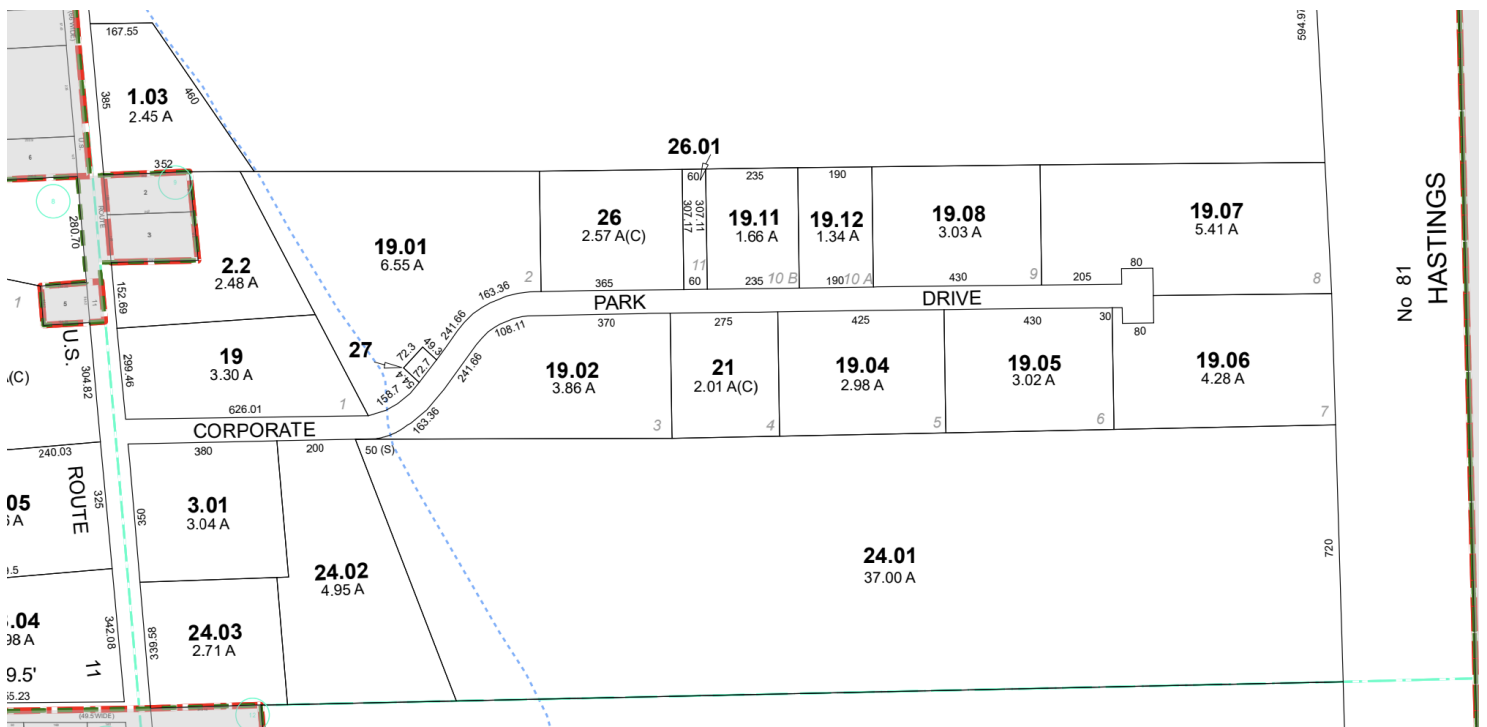
DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	396	3,520	7,330
Total Population	824	7,767	16,074
Average HH Income	\$72,463	\$79,669	\$78,619

**TOM LISCHAK, CCIM**  
315.430.0443  
tom@c21bridgeway.com

**CENTURY 21**  
**COMMERCIAL.**  
Bridgeway Realty

## 0 CORPORATE PARK DRIVE

Central Square, NY 13036

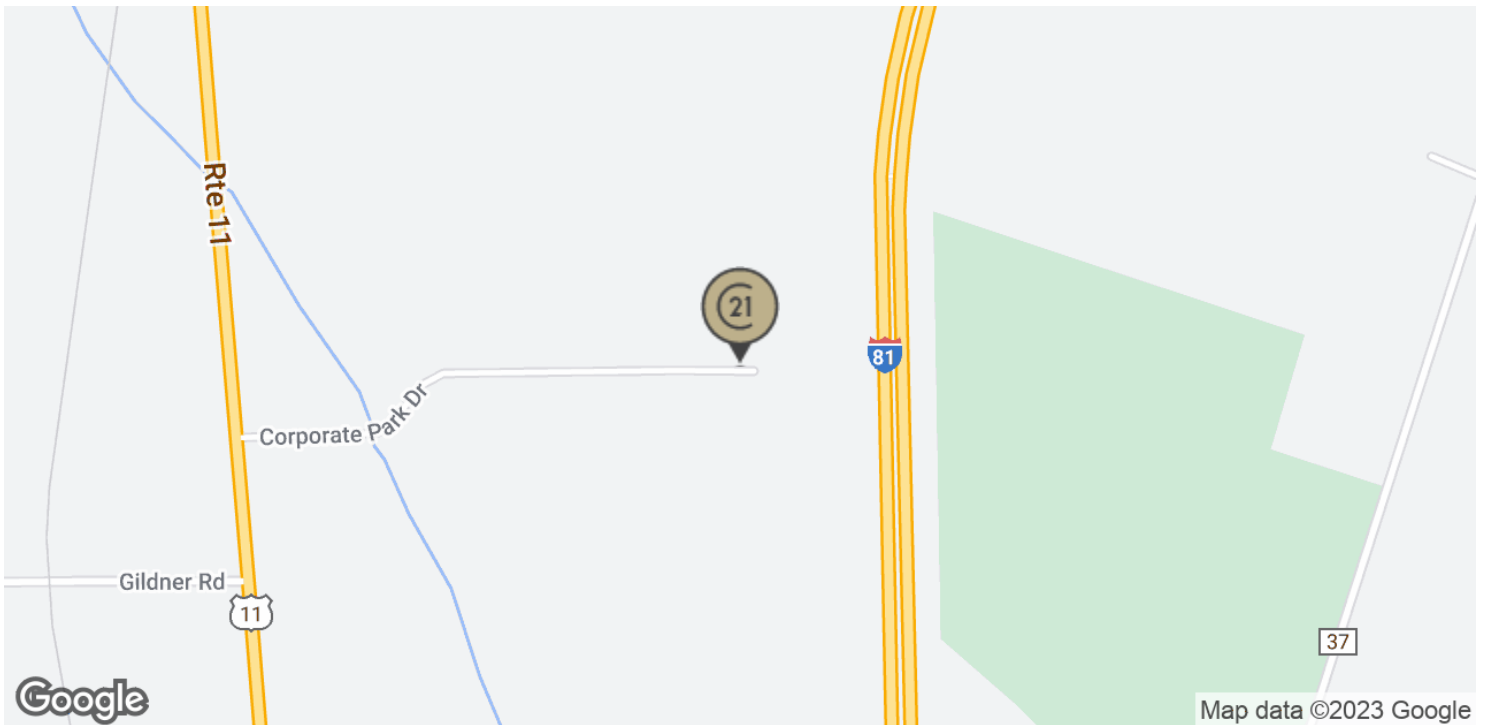
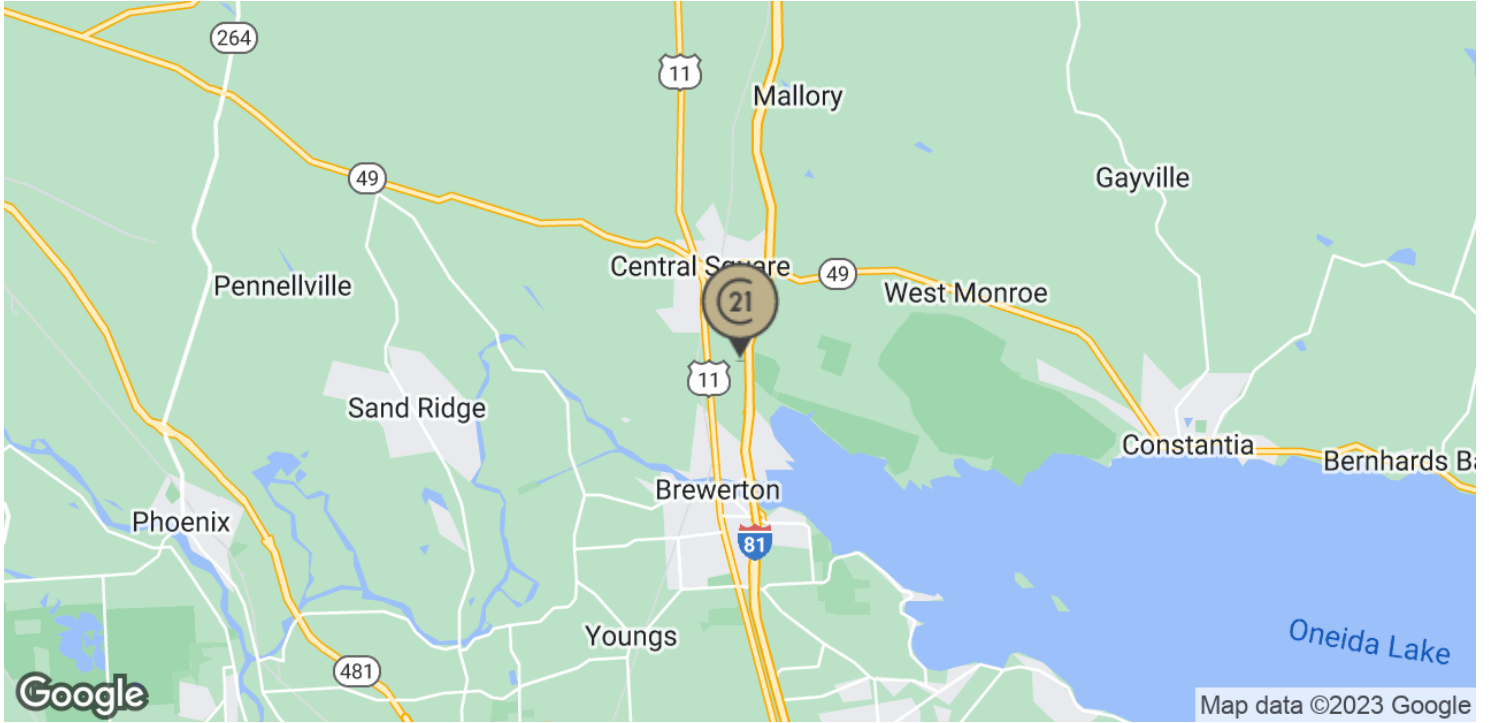


TOM LISCHAK, CCIM  
 315.430.0443  
 tom@c21bridgeway.com

CENTURY 21  
 COMMERCIAL.  
 Bridgeway Realty

# 0 CORPORATE PARK DRIVE

Central Square, NY 13036



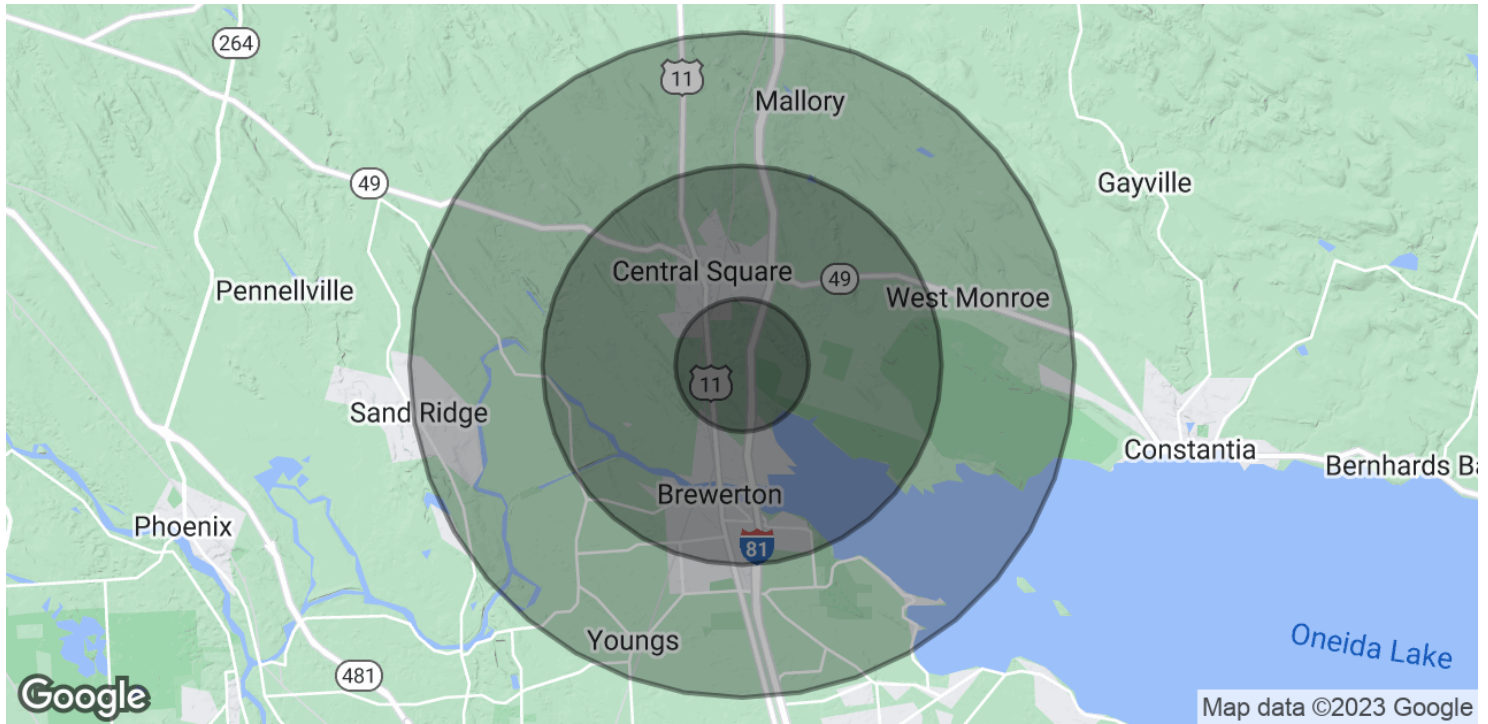
TOM LISCHAK, CCIM  
315.430.0443  
tom@c21bridgeway.com

**CENTURY 21**  
**COMMERCIAL.**  
Bridgeway Realty



## 0 CORPORATE PARK DRIVE

Central Square, NY 13036



POPULATION	1 MILE	3 MILES	5 MILES
Total Population	824	7,767	16,074
Average Age	42.9	40.9	41.2
Average Age (Male)	42.2	41.0	41.4
Average Age (Female)	43.7	40.8	40.8
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	396	3,520	7,330
# of Persons per HH	2.1	2.2	2.2
Average HH Income	\$72,463	\$79,669	\$78,619
Average House Value	\$635,722	\$292,666	\$273,584

\* Demographic data derived from 2020 ACS - US Census

TOM LISCHAK, CCIM  
315.430.0443  
tom@c21bridgeway.com

**CENTURY 21**  
**COMMERCIAL.**  
Bridgeway Realty



## ARTICLE 4. ZONE REGULATIONS

### Section 410. Allowed Uses

All uses shall comply with the requirements as indicated on the following chart:

ZP = zoning permit required  
UP = special use permit required

SP = site plan approval required  
NP = use not permitted in this zone

USE	H	W	R-1	R-2	CR	C	CI
accessory apartment	SP	SP	ZP	SP	SP	SP	NP
adult use	NP	NP	NP	NP	NP	NP	UP <sup>3</sup>
agricultural use	ZP <sup>1</sup>	ZP <sup>1</sup>	ZP <sup>1</sup>	ZP <sup>1</sup>	ZP	ZP	ZP
campground	NP	UP	UP	NP	NP	NP	NP
essential facilities	SP	SP	SP	SP	SP	SP	SP
excavation use	NP	NP	SP	NP	UP	NP	NP
home business	ZP	ZP	ZP	ZP	SP	SP	NP
manufacturing	NP	NP	NP	NP	NP	NP	SP
marina	UP	SP	NP	NP	NP	NP	NP
mobile home park	NP	NP	NP	NP	UP	NP	NP
office	UP	UP	NP	NP	UP	SP	SP
public/semi-public use	SP	SP	SP	NP	UP	SP	SP
residential, multiple-family	SP	SP	SP	NP	UP	NP	NP
residential, single-family <sup>2</sup>	ZP	ZP	ZP	ZP	ZP	NP	NP
residential, two-family	ZP	ZP	ZP	ZP	ZP	NP	NP
retail sales and service	UP	UP	NP	NP	UP	SP	SP
retail sales and service, indoor	UP	UP	NP	NP	UP	SP	SP
wholesale/warehousing	NP	NP	NP	NP	UP	SP	SP

1. Special use approval required if within fifty feet of a residential use.
2. Includes double wide mobile homes and modular homes.
3. See Adult Use Restrictions, Section 412