

FOR SALE



# SIX MILES FROM NEW MICRON PLANT

382-386 US Route 11, Central Square, NY 13036



## PROPERTY DESCRIPTION

Highly visible Commercial/ Residential property, Zoned CR, for Residential or Commercial development. Owner has subdivided 2.45 Acre parcel for sale or Build-to-Suit.

## LOCATION DESCRIPTION

Just 6 Miles from new Micron Microchip Manufacturing plant! The subject property is located two miles north of Brewerton on US Route 11 in Central Square, Oswego County, New York, United States. The local population was 1,848 at the 2010 census. Central Square is located in the south part of the Town of Hastings on Route 49 and U.S. Route 11. Northwest of Oneida Lake.

## PROPERTY HIGHLIGHTS

- 2.45 Acre Development Site
- Water, Sewer & Gas
- Frontage on Route 11
- Easy Highway Access
- Owner Will Build to Suit
- Zoned CR, Commercial Residential

## OFFERING SUMMARY

Sale Price:	\$165,000
Lot Size:	2.45 Acres

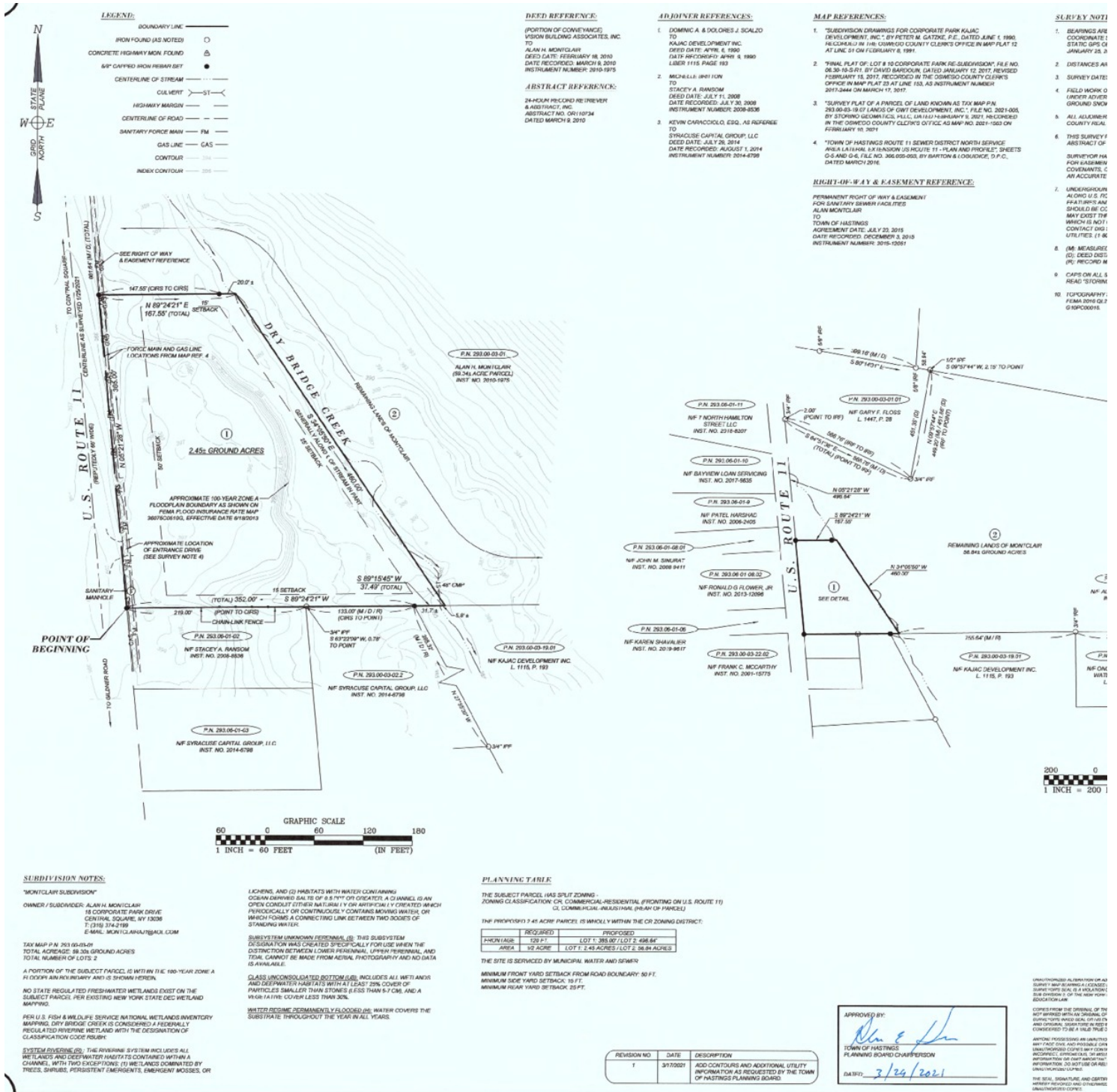
DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	528	3,653	7,908
Total Population	1,089	7,991	17,488
Average HH Income	\$70,696	\$79,066	\$79,519

TOM LISCHAK, CCIM  
315.430.0443  
tom@c21bridgeway.com

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

# SIX MILES FROM NEW MICRON PLANT

382-386 US Route 11, Central Square, NY 13036



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:

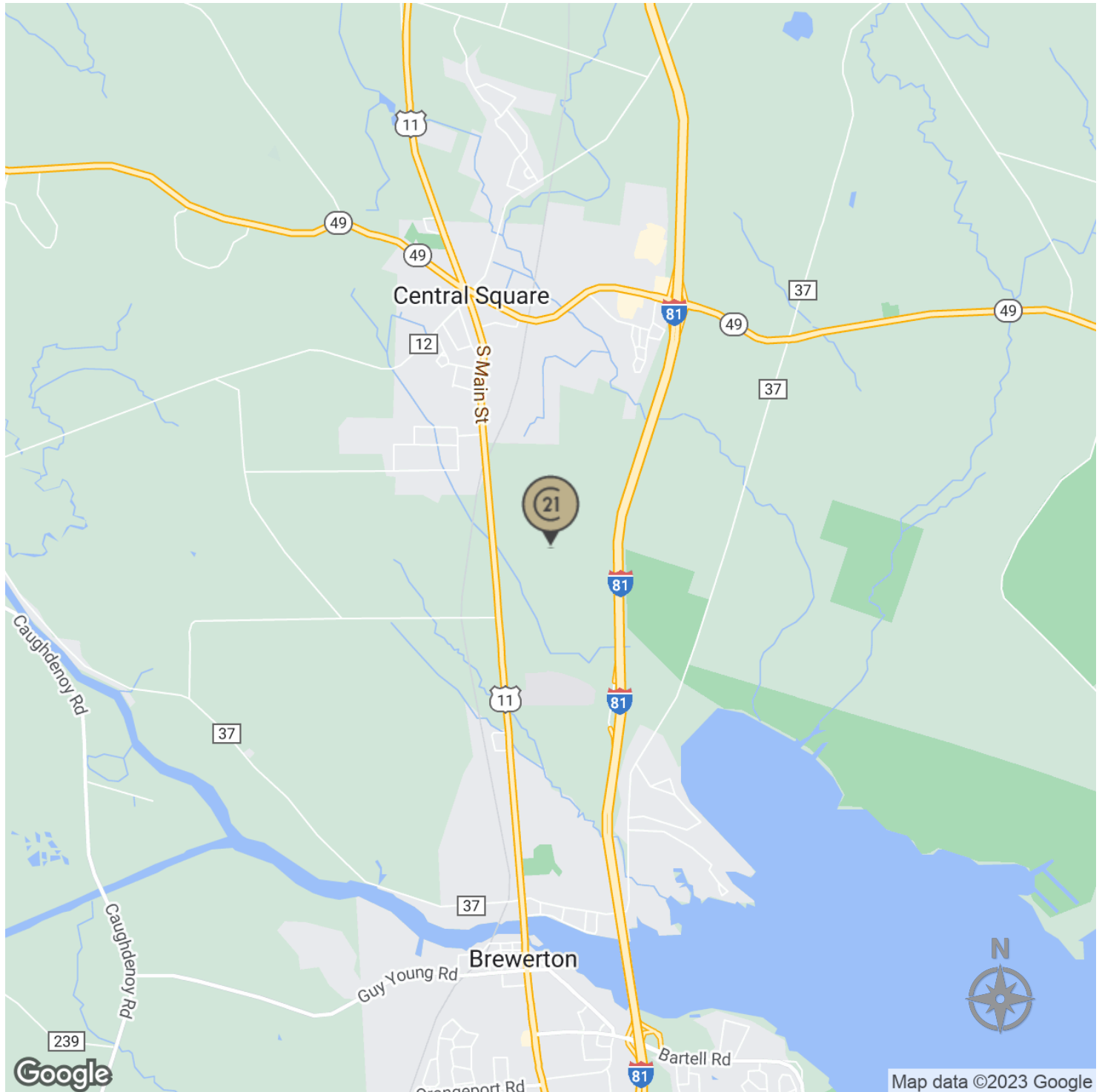
- Z P = zoning permit required  
 SP = site plan approval required  
 UP = special use permit required  
 NP = use not permitted in this zone

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

# SIX MILES FROM NEW MICRON PLANT

382-386 US Route 11, Central Square, NY 13036



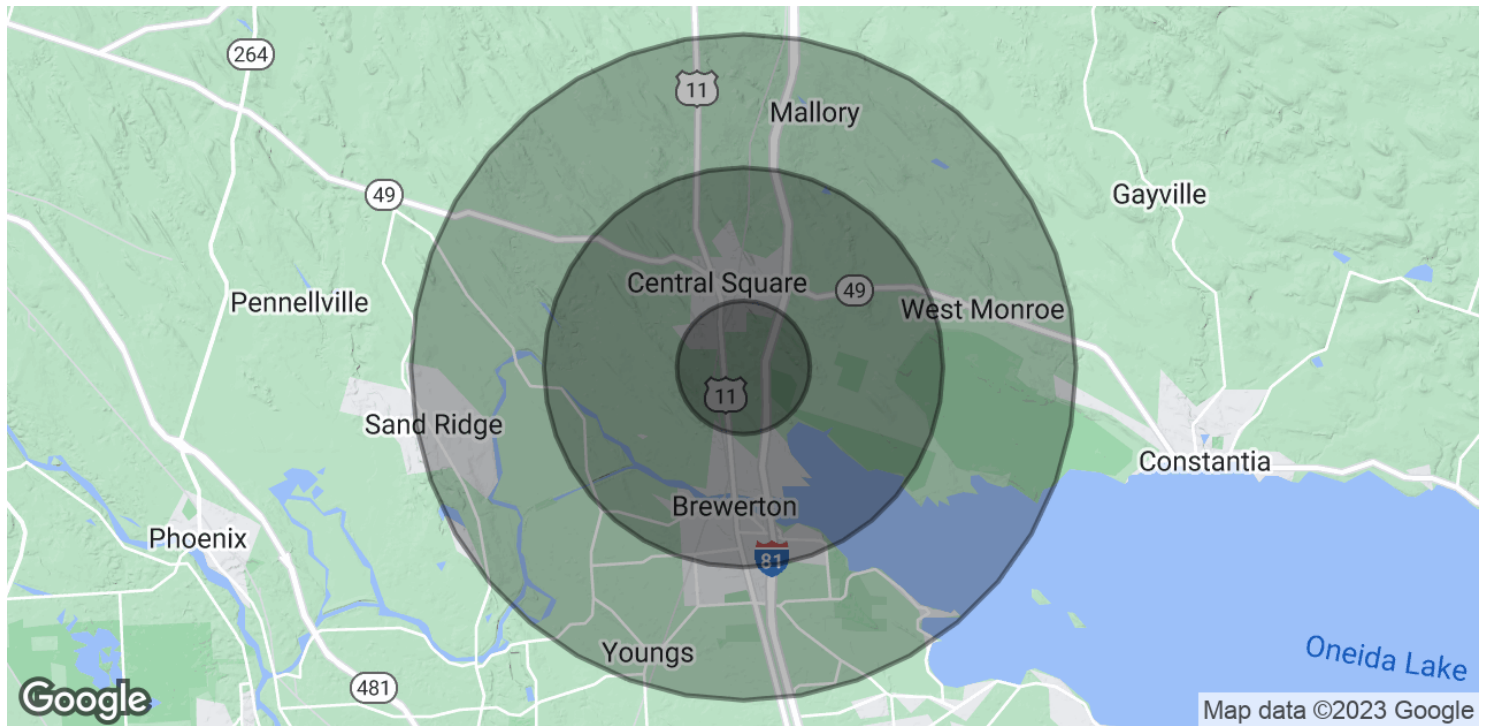
TOM LISCHAK, CCIM  
315.430.0443  
tom@c21bridgeway.com

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



# SIX MILES FROM NEW MICRON PLANT

382-386 US Route 11, Central Square, NY 13036



POPULATION	1 MILE	3 MILES	5 MILES
Total Population	1,089	7,991	17,488
Average Age	42.6	41.1	41.7
Average Age (Male)	41.3	41.2	41.9
Average Age (Female)	44.1	40.7	41.4
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	528	3,653	7,908
# of Persons per HH	2.1	2.2	2.2
Average HH Income	\$70,696	\$79,066	\$79,519
Average House Value	\$135,145	\$153,912	\$179,739

\* Demographic data derived from 2020 ACS - US Census

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

**CENTURY 21  
COMMERCIAL.**  
Bridgeway Realty