

CLAY DEVELOPMENT PAD SITES

3715 NY-31
Liverpool, NY 13090



PROPERTY DESCRIPTION

Multiple Pad sites are available for ground lease or build-to-suit. Pad sites are located in front of a new 5-building, 270-unit apartment complex. Pad site size is negotiable depending on tenant footprint and needs. The developer is experienced and able to build for any and all retail or restaurant concepts.

LOCATION DESCRIPTION

Newly available pad sites are located on NY-13 in Liverpool/Clay, just one mile from the NY-481 on- and off-ramps. Retailers in this Super Regional Trade Area include Walmart, Wegmans, Target, Price Chopper, Lowe's, Hobby Lobby, Home Depot, TJ Maxx, ALDI, PetSmart, JoAnn Fabrics, Staples, BJ's Wholesale Club, Kohl's, HomeGoods, Barnes & Noble, Panera, McDonald's, Chick-fil-A, Outback, Applebee's, Chili's, Red Lobster, Burger King, Olive Garden, IHOP, and Dunkin'.

This trade area pulls from Liverpool, Balwinsville, and other smaller communities on the north side of the Syracuse MSA.

OFFERING SUMMARY

Lease Rate:	Negotiable
Available SF:	2 Acres
Lot Size:	2 Acres

SPACES	LEASE RATE	SIZE (SF)
Pad Sites	Negotiable	87,120

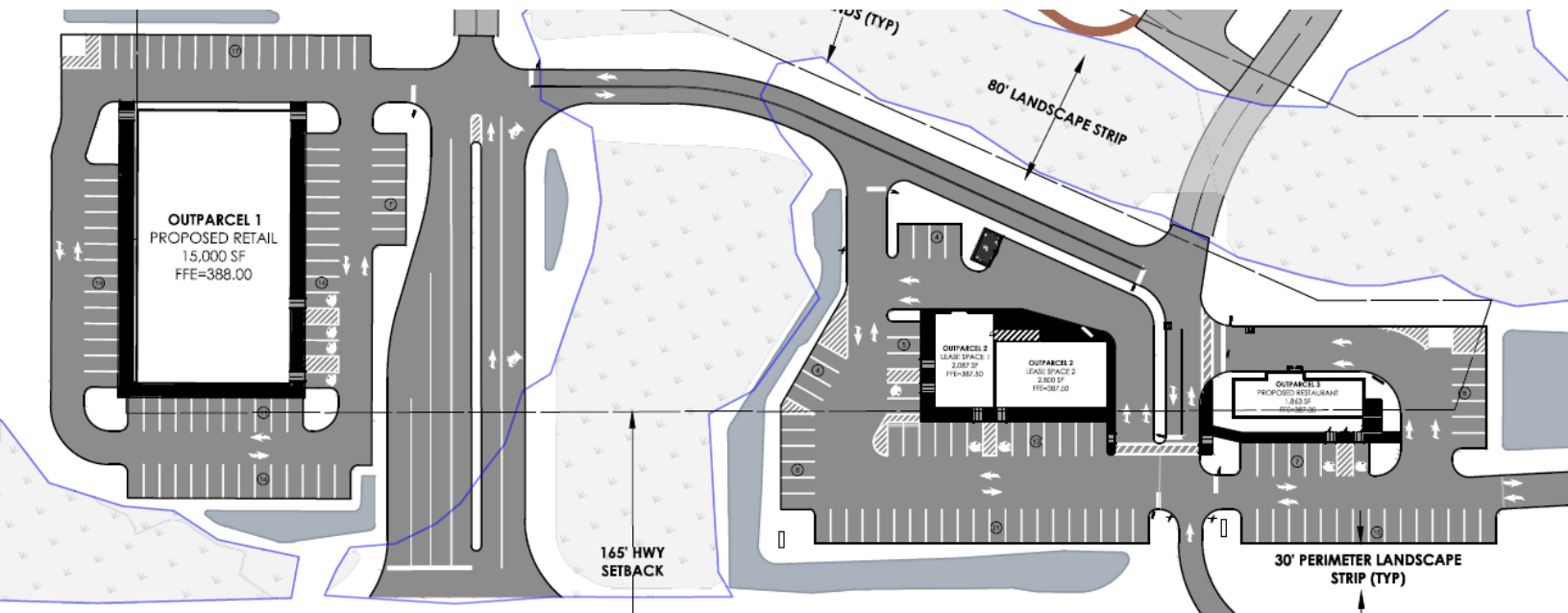


Brian Donovan
716.998.2943 | brian@donovanres.com
460 East Ave, Rochester, NY 14607
www.donovanres.com
NY #10491202934



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LEASE INFORMATION

Lease Type:	Ground	Lease Term:	Negotiable
Total Space:	2 Acres	Lease Rate:	Negotiable

AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
Pad Sites	Available	2 Acres	Ground Lease	Negotiable	Pad site size is negotiable

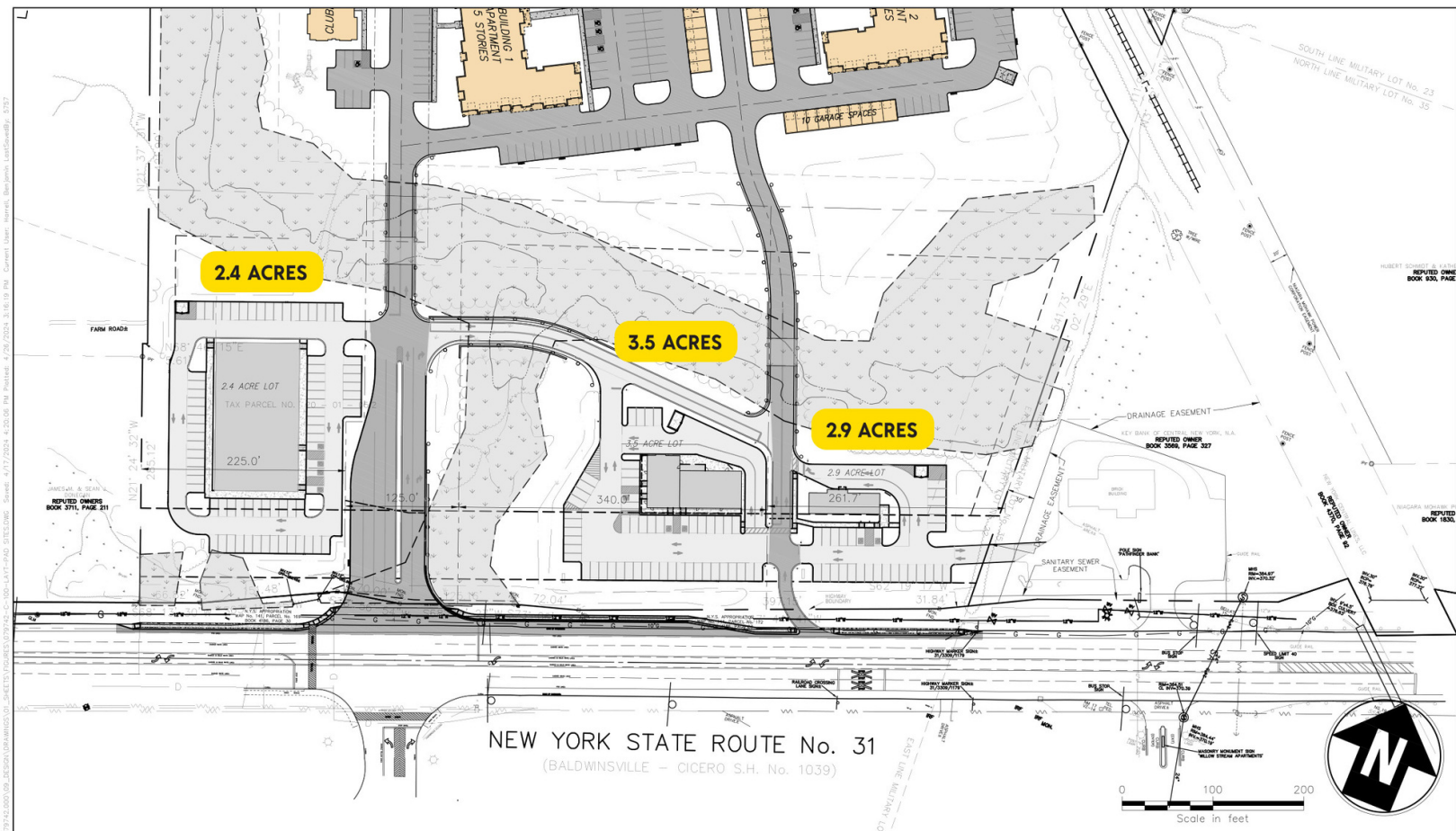


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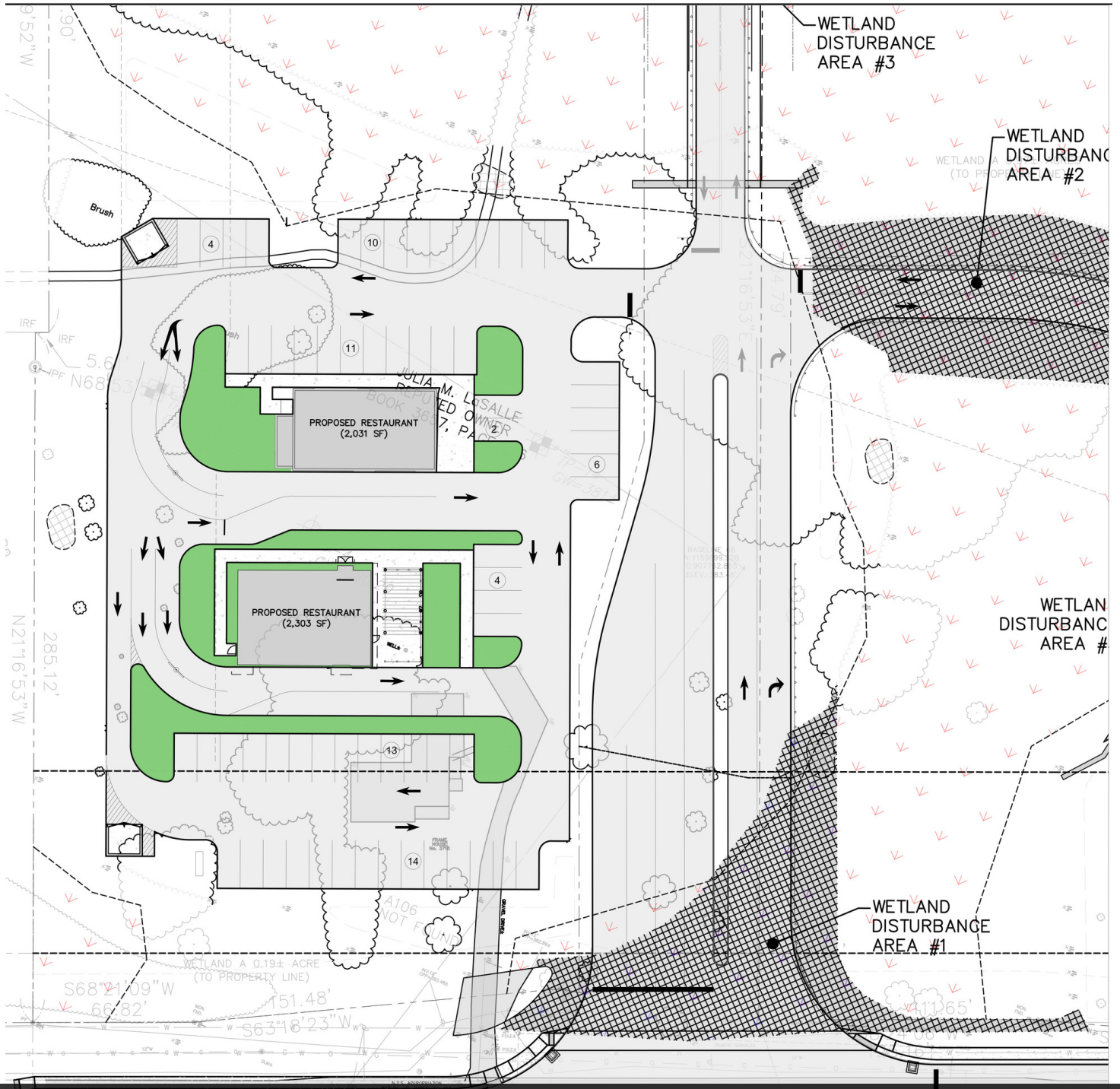


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Concept site plan for two QSR/drive-thru tenants



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PLACER.AI PERFORMANCE

Retailers	Visits/Yr	Nation	Percentile	NY	Percentile	15 mi	Percentile
Walmart	1,900,000	1806/3887	53	68/97	30	5/6	33
Wegmans	1,400,000	89/103	14	40/47	17	4/8	62
Target	1,200,000	1253/1802	30	53/73	28	2/3	66
Home Depot	755,400	838/1969	57	48/96	51	2/4	75
BJ's Wholesale	746,100	119/219	46	34/43	30	2/2	50
Kohl's	694,100	51/1149	95	12/49	77	1/1	100
Lowe's	484,000	1420/1724	17	51/70	28	3/4	50
TJ Maxx	369,100	768/1127	31	39/61	37	1/1	100
Dick's	338,600	295/693	57	25/40	40	2/3	66
Hobby Lobby	321,300	504/916	45	9/19	57	1/2	100
Price Chopper	306,300	119/126	6	74/76	3	5/5	20
Burlington	249,200	450/702	36	25/30	20	1/2	100
Barnes & Noble	247,600	299/465	35	14/22	40	2/2	50
ALDI	244,000	881/2027	56	68/110	39	6/12	58
Dollar Tree	226,400	1165/6677	82	72/259	72	3/17	88
LongHorn Steakh	213,400	316/351	40	7/11	45	1/2	100
PetSmart	175,000	743/1412	47	34/57	42	3/3	33
Staples	65,500	800/943	15	63/65	4	3/3	33
Orangetheory	29,300	794/955	16	39/44	13	2/2	50



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Restaurants	Visits/Yr	Nation	Percentile	NY	Percentile	15 mi	Percentile
Texas Roadhouse	331,000	511/577	11	17/20	20	1/2	100
Chick-fil-A	314,800	1008/1843	45	12/14	21	2/2	50
Panera	271,700	157/1817	91	16/88	82	2/4	75
HomeGoods	268,300	374/561	33	21/32	37	1/1	100
Olive Garden	247,000	647/853	24	17/27	40	1/2	100
Chili's	217,800	424/1158	63	17/29	44	1/2	100
Smokey Bones	210,200	12/58	81	1/4	100	1/1	100
McDonalds	193,100	4774/12219	60	222/450	50	10/19	52
Applebee's	188,300	641/1507	57	52/78	34	1/3	100
Chipotle	164,100	486/2388	79	39/97	60	2/4	75
Friendly's	162,500	5/26	84	2/4	75	1/1	100
Outback Steakhouse	147,500	464/659	29	14/23	43	1/1	100
Red Lobster	122,100	353/652	46	17/29	44	1/2	100
Burger King	109,100	730/6041	87	82/253	68	4/14	78
KFC	41,400	1211/3102	60	61/102	41	3/5	60



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DEMOGRAPHICS	1 MI	2 MI	3 MI	10 MIN
Population				
2022 Estimated Population	5,717	18,427	29,999	41,467
2027 Projected Population	5,552	17,858	29,121	40,261
2020 Census Population	5,731	18,357	30,168	41,854
2010 Census Population	4,624	16,223	27,411	38,790
2022 Median Age	40.5	39.7	40.9	40.9
Households				
2022 Estimated Households	2,474	7,243	12,169	16,793
2027 Projected Households	2,393	6,983	11,742	16,207
2020 Census Households	2,466	7,187	12,165	16,864
2010 Census Households	1,896	6,212	10,735	15,158
Race and Ethnicity				
2022 Estimated White	86.5%	87.7%	88.0%	88.5%
2022 Estimated Black or African American	5.3%	4.3%	4.3%	4.0%
2022 Estimated Asian or Pacific Islander	2.8%	2.6%	2.3%	2.2%
2022 Estimated American Indian or Native Alaskan	0.2%	0.2%	0.2%	0.2%
2022 Estimated Other Races	5.2%	5.2%	5.1%	5.1%
2022 Estimated Hispanic	3.7%	3.4%	3.4%	3.3%
Income				
2022 Estimated Average Household Income	\$80,573	\$110,178	\$102,930	\$104,017
2022 Estimated Median Household Income	\$71,692	\$93,359	\$89,884	\$89,489
2022 Estimated Per Capita Income	\$34,873	\$43,320	\$41,776	\$42,141
Education (Age 25+)				
2022 Estimated High School Graduate	28.5%	23.3%	22.6%	22.4%
2022 Estimated Some College	19.5%	17.9%	17.0%	16.5%
2022 Estimated Associates Degree Only	12.3%	12.5%	13.3%	13.1%
2022 Estimated Bachelors Degree Only	21.7%	23.6%	24.0%	23.9%
2022 Estimated Graduate Degree	12.0%	17.5%	18.7%	19.1%
2022 Estimated College Educated	21.7%	23.6%	24.0%	23.9%
Business				
2022 Estimated Total Businesses	113	339	539	854
2022 Estimated Total Employees	1,512	4,220	6,239	9,635
2022 Estimated Employee Population per Business	13.4	12.4	11.6	11.3
2022 Estimated Residential Population per Business	50.7	54.3	55.6	48.5



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