

LIVERPOOL DEVELOPMENT PADS

7192 Oswego Rd
Liverpool, NY 13090



LAND FOR LEASE

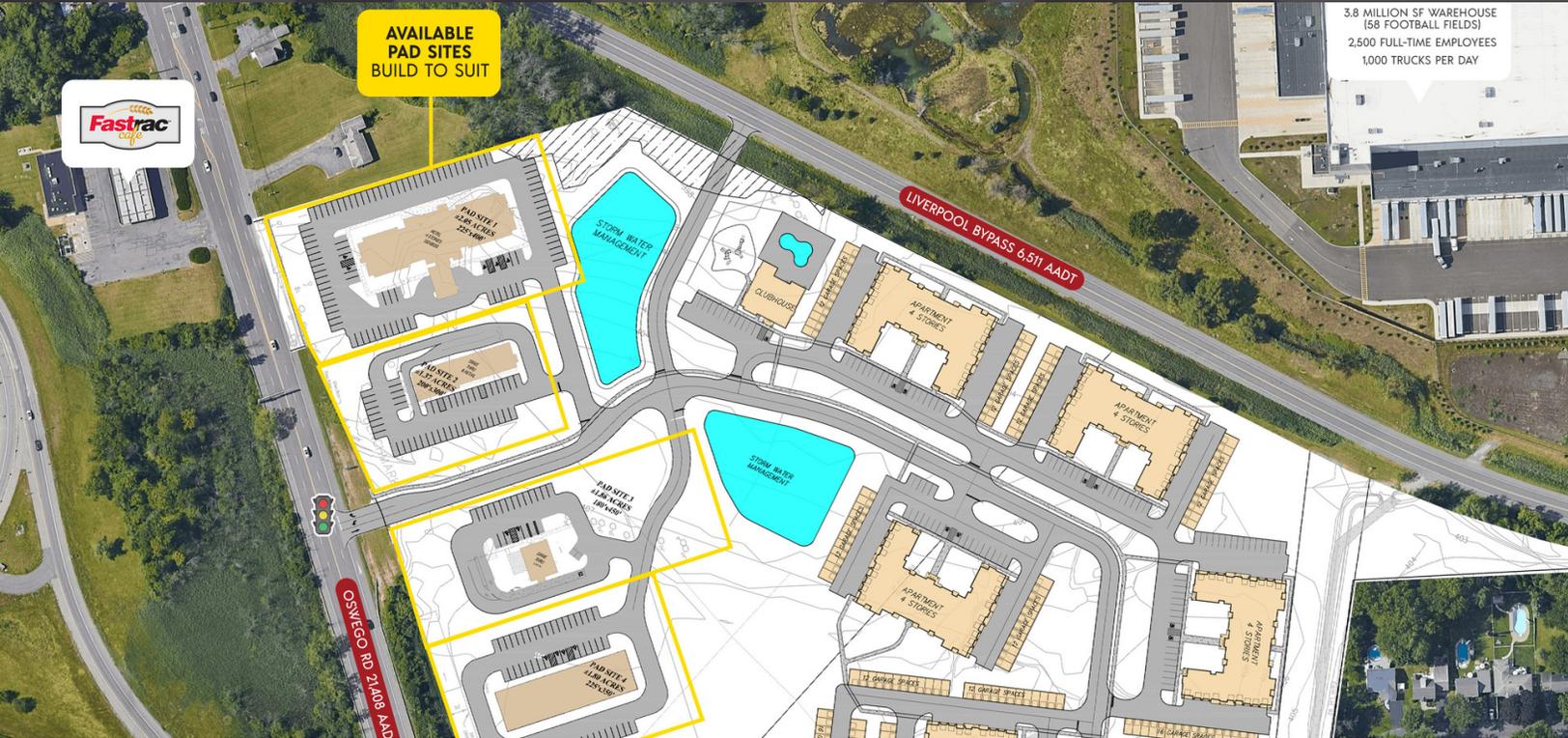


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PROPERTY DESCRIPTION

Multiple Pad Sites available for ground lease or build to suit. Pad sites are located in front of a new 8-building, 432-unit apartment complex. Pad site size is negotiable depending on tenant footprint and needs. Developer is experienced and able to build for any and all retail or restaurant concepts. Pad sites have access to all utilities

LOCATION DESCRIPTION

The available pad sites are located at Liverpool Bypass and Oswego Road, right next to I-90. Nearby business include 3.8 million SF Amazon distribution center, Raymour & Flanigan's corporate offices and warehouse, Lockheed Martin, JMA Wireless, Waste Management, National Grid, Onondaga Beverage, Victory Packaging, and numerous local light manufacturing companies.

Retailers in the area include Wegmans, ALDI, Walgreens, Ashley Homestore, Dollar General, Dollar Tree, Starbucks, Chase Bank, Citizens Bank, Dunkin' (x2), Moe's Southwest Grill, and Pizza Hut.

PROPERTY HIGHLIGHTS

- Less than .25 miles from I-90 on/off ramps
- All utilities are available
- Excellent visibility along Oswego Road
- Near the area's largest business park, Woodward Business Park
- Less than 8 miles to Micron's \$100 billion dollar semiconductor facility

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

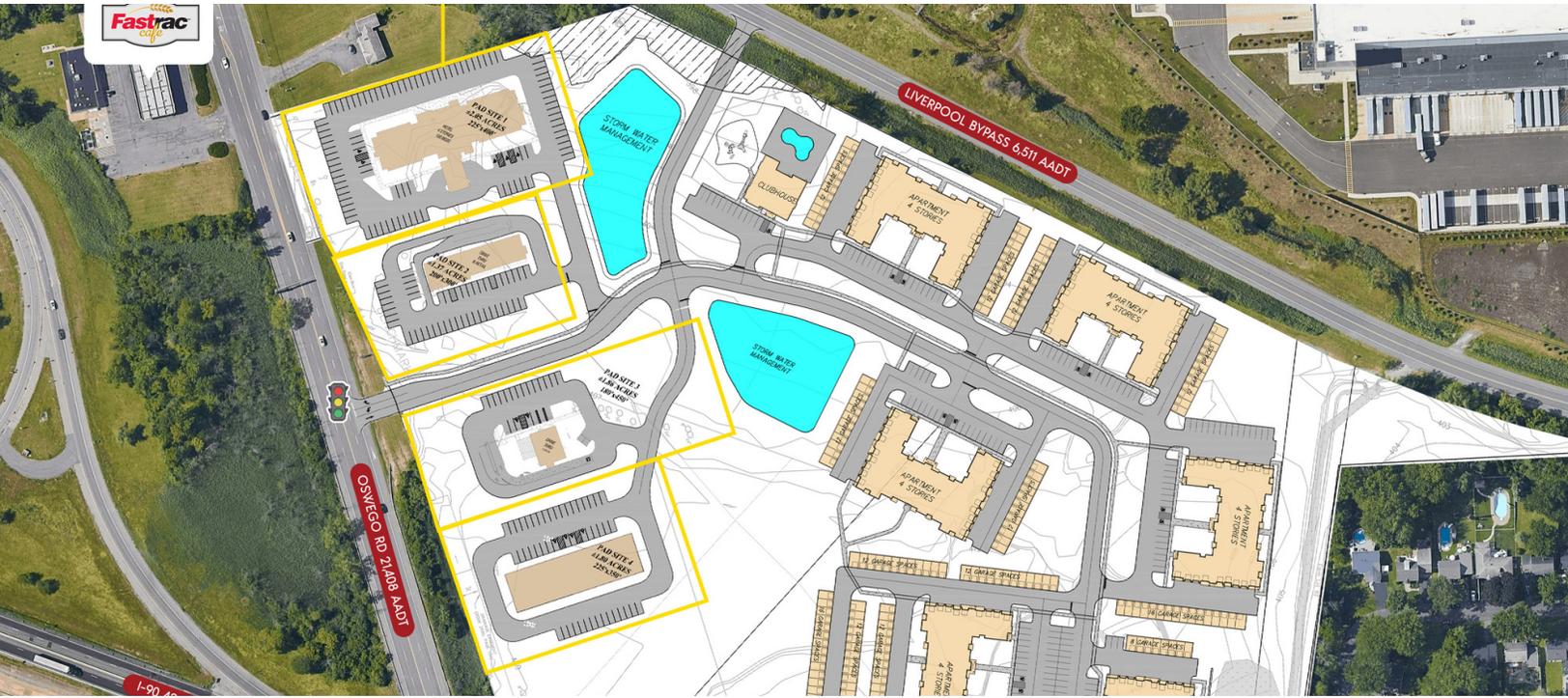


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OF LOTS 4 | TOTAL LOT SIZE 1.1 - 2.05 ACRES | TOTAL LOT PRICE - | BEST USE QRS, RESTAURANTS, BANKS, CARWASH, FREESTANDING RETAILERS, HOTELS

STATUS	LOT #	SUB-TYPE	SIZE	PRICE	DESCRIPTION
Available	Pad Site 1	Retail-Pad	2.05 Acres	N/A	Pad size is negotiable
Available	Pad Site 2	Retail-Pad	1.1 Acres	N/A	Pad size is negotiable
Available	Pad Site 3	Retail-Pad	1.56 Acres	N/A	Pad size is negotiable
Available	Pad Site 4	Retail-Pad	2.05 Acres	N/A	Pad size is negotiable

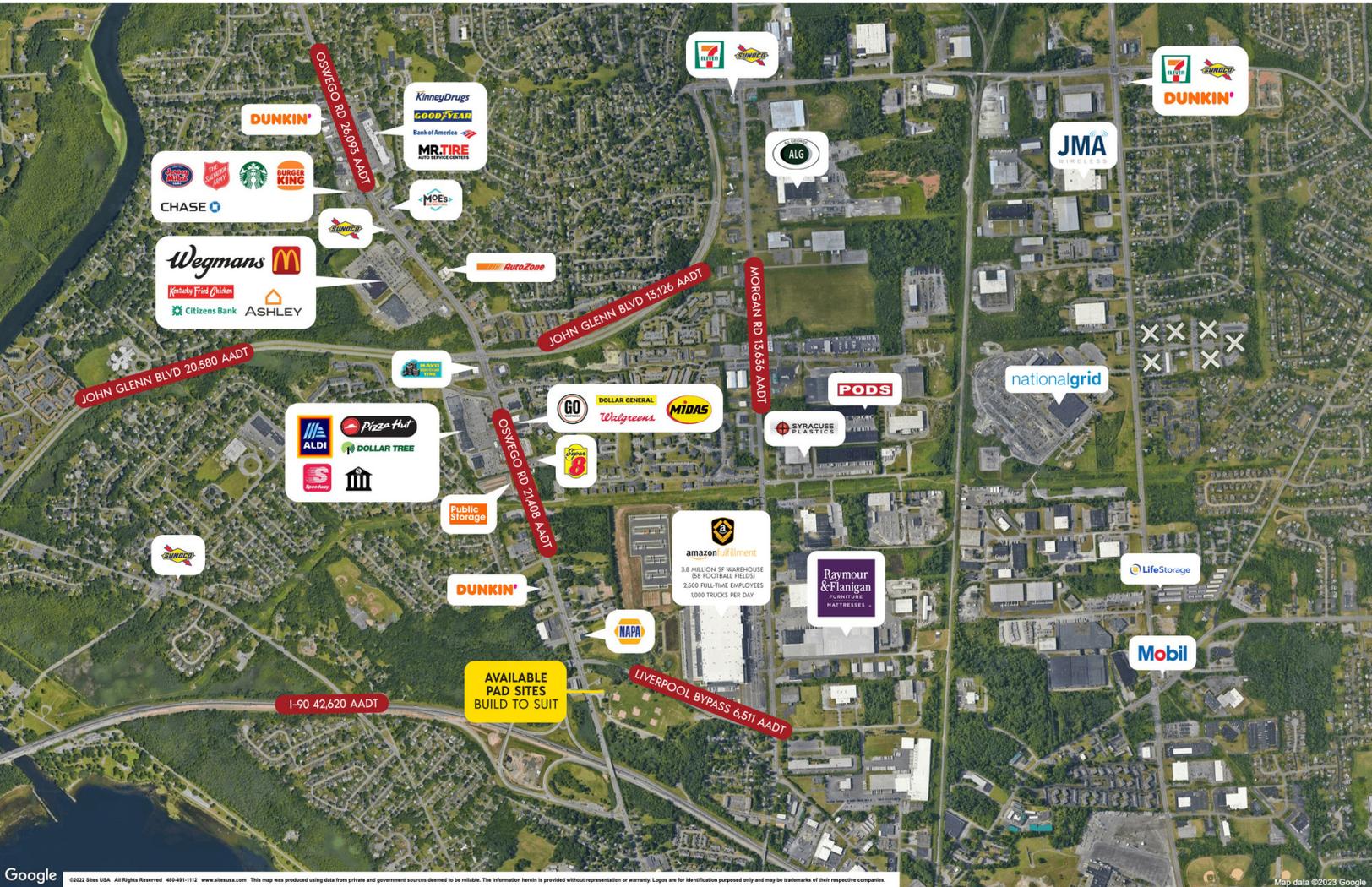


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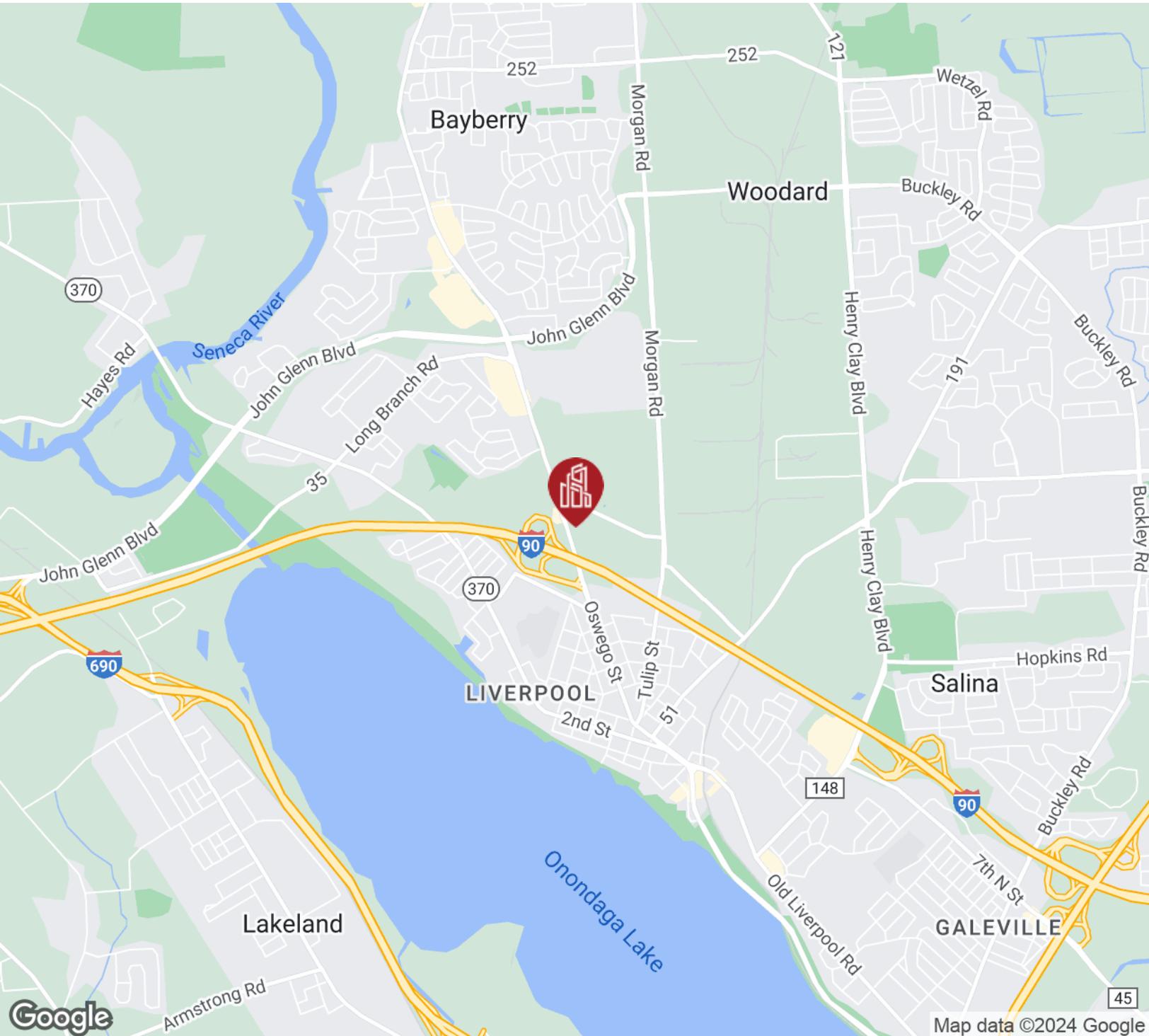


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PLACER.AI PERFORMANCE

Retailers	Visits/Yr	Nation	Percentile	NY	Percentile	15 mi	Percentile
Wegmans	1,300,000	90/103	13	41/47	14	6/8	37
ALDI	191,700	1439/2036	29	88/110	20	8/11	36
Big Lots	184,000	375/1358	72	24/64	64	2/2	50
Dollar Tree	109,000	4683/6833	31	196/269	27	12/18	38
Kinney Drugs	77,500	17/82	80	12/64	82	4/12	75
Walgreens	74,400	6952/7683	9	242/304	20	8/15	53
Zoom Tan	56,600	9/40	80	7/26	76	2/4	75
Ashley Furniture	37,900	333/570	41	11/19	47	2/2	50
Midas	23,200	23/196	88	2/11	90	1/3	100
Mavis	19,700	302/545	44	92/154	40	4/10	70
Pep Boys	17,400	454/625	27	21/23	13	3/3	33
AutoZone	14,200	5244/5419	3	153/160	5	8/8	12
Goodyear	13,500	173/455	62	14/28	53	1/3	100
Monro	6,400	219/261	16	79/86	9	6/7	28
Mr. Tire	5,900	208/225	8	25/26	7	3/4	50



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PLACER.AI PERFORMANCE

Restaurants	Visits/Yr	Nation	Percentile	NY	Percentile	15 mi	Percentile
McDonald's	162,500	6744/12276	45	298/451	34	11/17	41
Taco Bell	132,000	652/6130	89	51/139	64	2/9	88
Moe's Southwest Grill	86,500	174/489	64	22/49	57	2/3	66
Wendy's	78,200	2999/5344	43	146/180	19	7/7	14
Burger King	64,800	2644/6091	56	185/252	26	9/12	33
Starbucks	56,700	5941/6772	12	163/170	4	5/5	20
Dunkin'	47,300	3086/5661	45	444/679	34	20/34	44
Dunkin'	26,900	4946/5661	12	626/679	7	30/34	14
Pizza Hut	21,900	1314/3356	60	31/54	44	2/3	66
KFC	15,400	3043/3141	3	102/105	3	5/5	0



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DEMOGRAPHICS

Population				
2022 Estimated Population	8,074	24,043	48,610	63,771
2027 Projected Population	7,788	23,444	47,614	62,457
2020 Census Population	7,996	24,394	48,824	64,252
2010 Census Population	7,997	24,315	49,166	64,557
2022 Median Age	37.5	40.1	42.7	41.5
Households				
2022 Estimated Households	3,646	11,229	21,637	27,858
2027 Projected Households	3,494	10,906	21,044	27,096
2020 Census Households	3,591	11,343	21,647	27,938
2010 Census Households	3,450	10,875	21,203	27,431
Race and Ethnicity				
2022 Estimated White	81.2%	82.8%	84.8%	83.3%
2022 Estimated Black or African American	9.7%	7.8%	5.9%	6.7%
2022 Estimated Asian or Pacific Islander	2.6%	3.7%	3.7%	3.8%
2022 Estimated American Indian or Native Alaskan	0.4%	0.3%	0.3%	0.3%
2022 Estimated Other Races	6.1%	5.4%	5.3%	5.8%
2022 Estimated Hispanic	4.7%	3.9%	3.9%	4.1%
Income				
2022 Estimated Average Household Income	\$78,577	\$78,973	\$88,971	\$85,232
2022 Estimated Median Household Income	\$63,516	\$67,814	\$73,531	\$71,490
2022 Estimated Per Capita Income	\$35,510	\$36,927	\$39,696	\$37,310
Education (Age 25+)				
2022 Estimated High School Graduate	23.0%	23.0%	25.9%	27.2%
2022 Estimated Some College	18.2%	16.8%	16.6%	16.7%
2022 Estimated Associates Degree Only	15.3%	13.4%	13.6%	13.7%
2022 Estimated Bachelors Degree Only	23.2%	24.2%	22.8%	21.5%
2022 Estimated Graduate Degree	14.7%	17.0%	15.5%	13.9%
2022 Estimated College Educated	71.4%	71.4%	68.5%	65.8%
Business				
2022 Estimated Total Businesses	236	834	1,463	2,572
2022 Estimated Total Employees	3,447	12,990	22,043	40,895
2022 Estimated Employee Population per Business	14.6	15.6	15.1	15.9
2022 Estimated Residential Population per Business	34.2	28.8	33.2	24.8



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