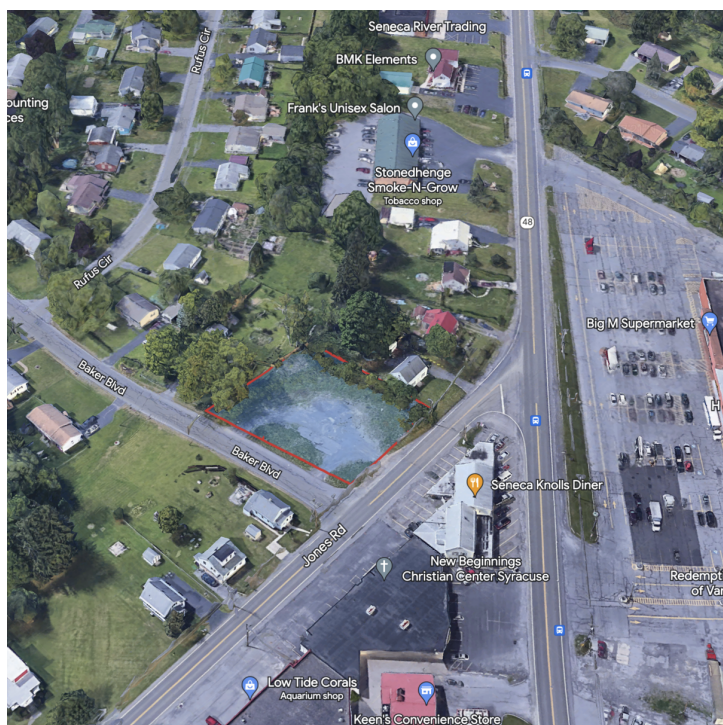
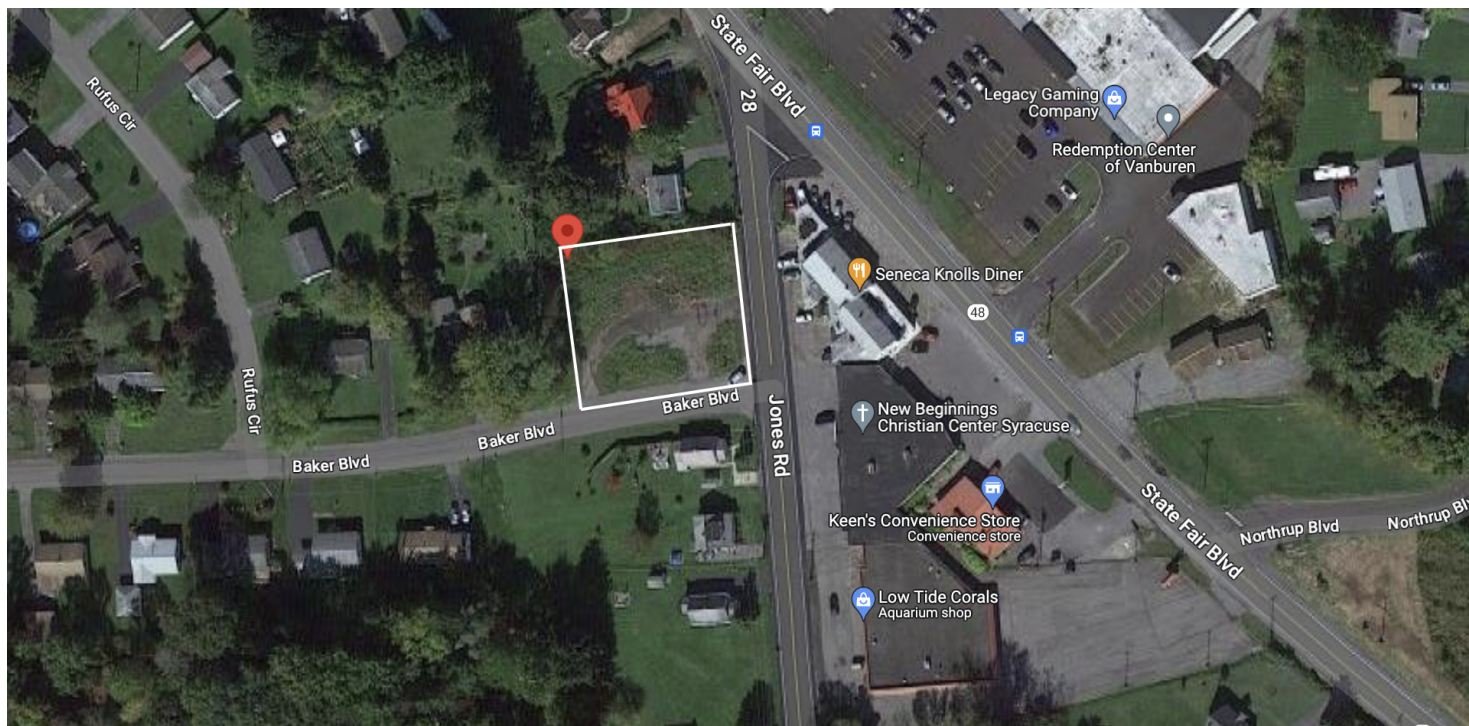


FOR SALE



CORNER DEVELOPMENT LOT

7245 Jones Rd, Syracuse, NY 13209



PROPERTY DESCRIPTION

This .36 +/- Acre lot is located at the corner of Jones and Baker Rd at State Fair Boulevard. 6,178 AADT at State Fair and 4,235 AADT on Jones Rd. Zoned Local Business (LB) and allows for a variety of retail and office uses. Current zoning allows for a 40' x 80' or 3,200 +/-sf building.

OFFERING SUMMARY

Sale Price:	\$75,000
Lot Size:	0.36 Acres

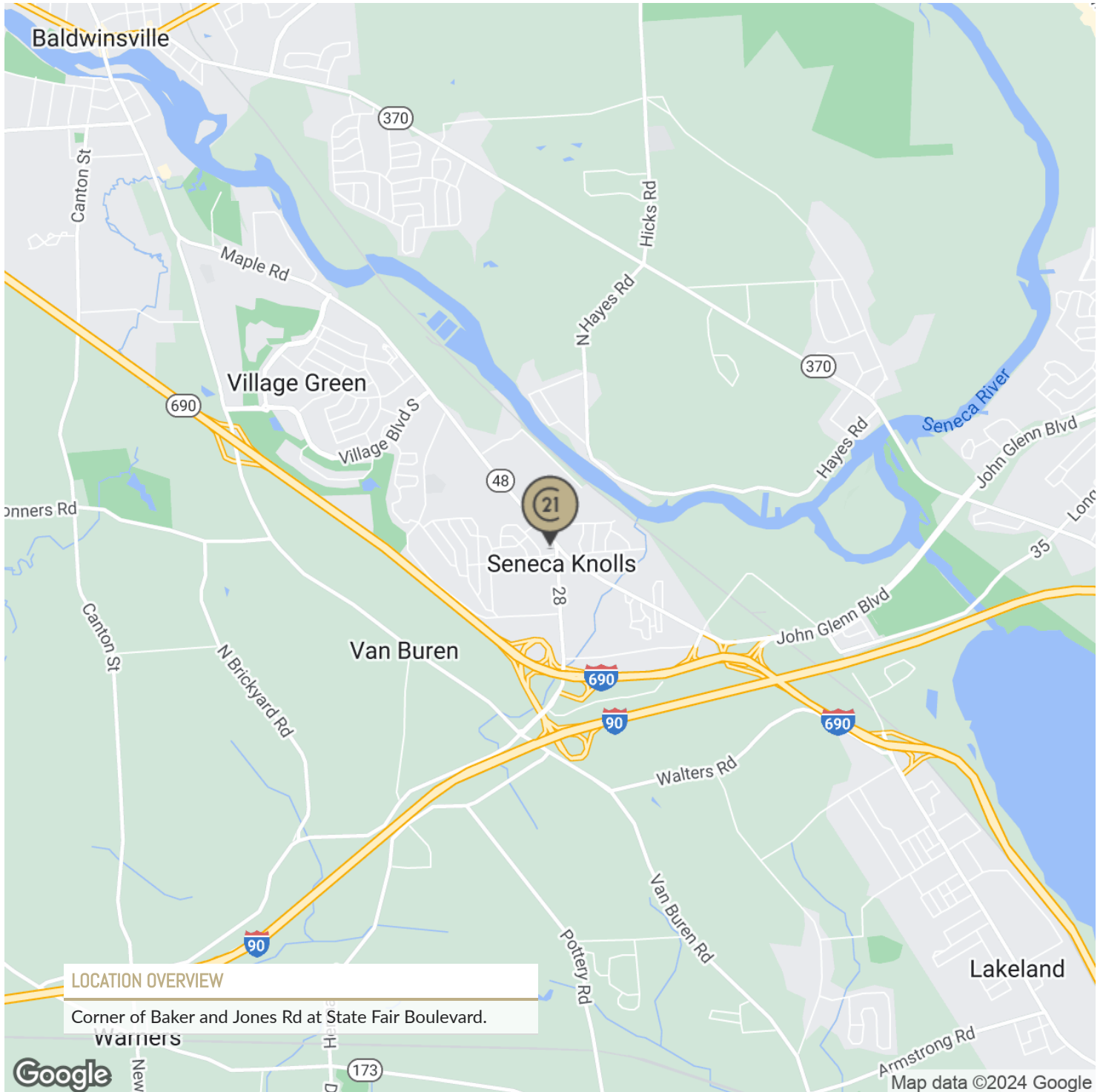
DEMOGRAPHICS	1 MILE	2 MILES	3 MILES
Total Households	1,200	4,119	8,864
Total Population	2,248	8,773	19,909
Average HH Income	\$54,627	\$72,441	\$83,321

JOE DESIDERIO
315.741.0304
joe@c21bridgeway.com

CENTURY 21
COMMERCIAL.
Bridgeway Realty

7245 JONES RD

Syracuse, NY 13209



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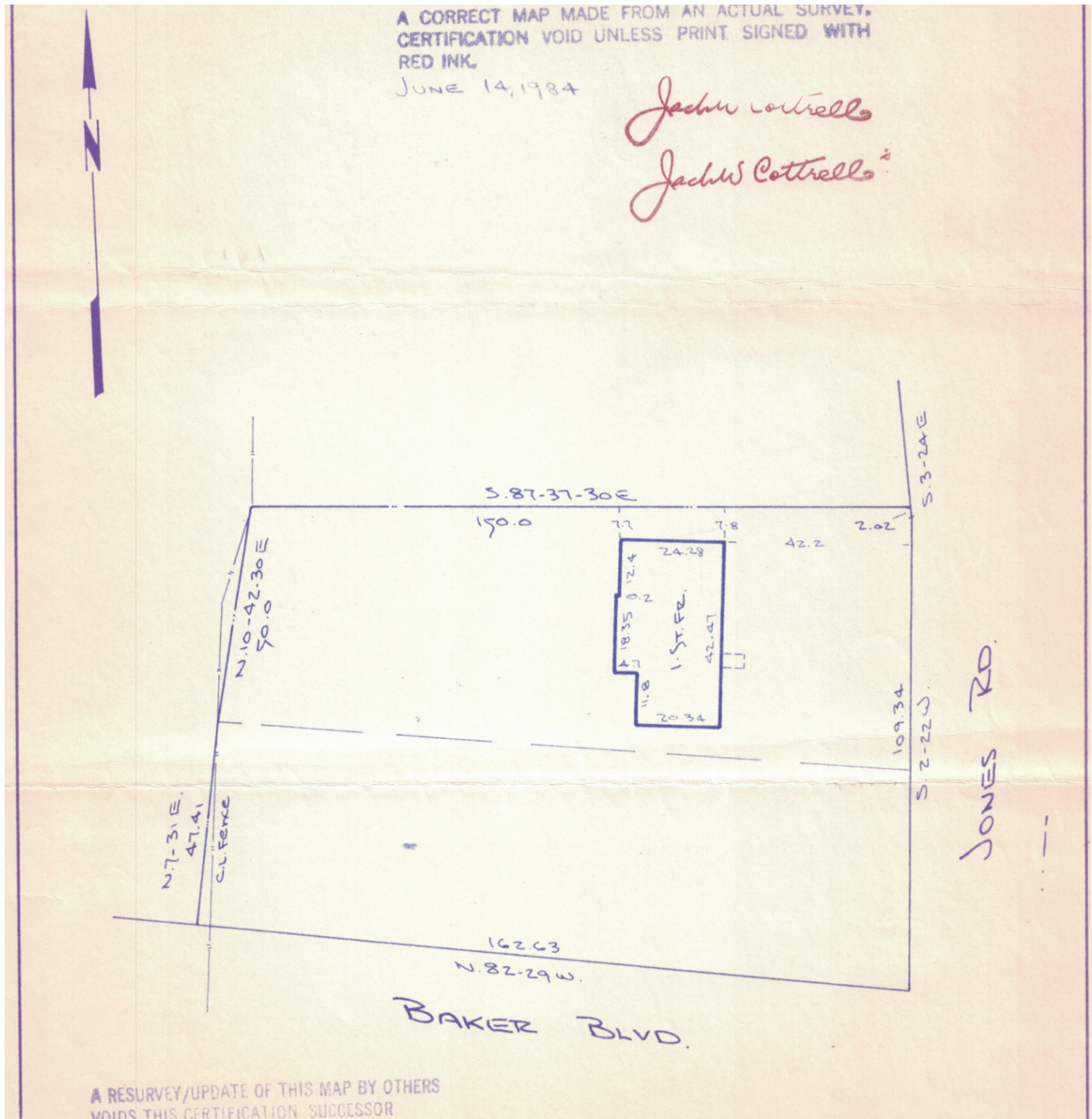
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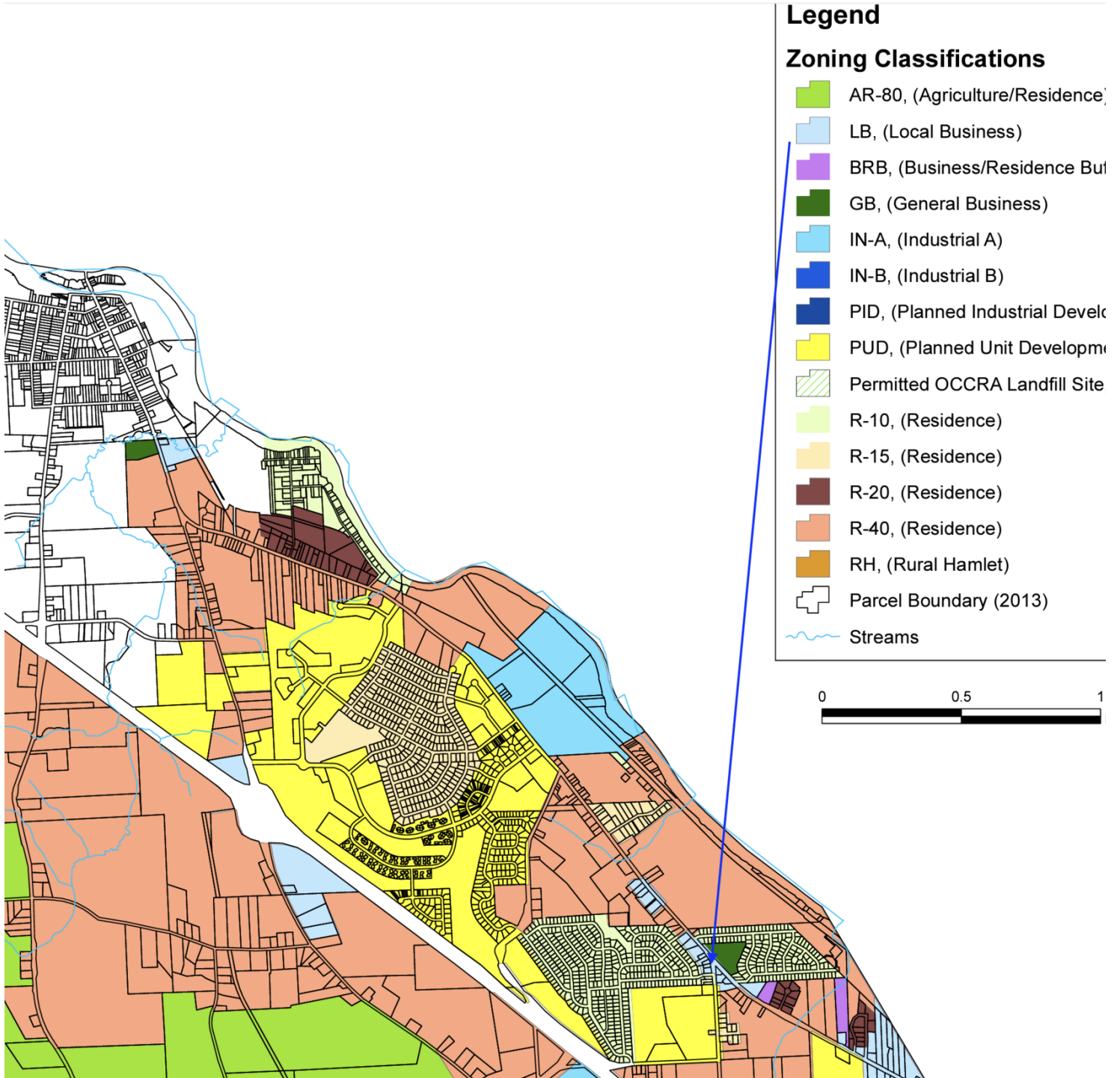
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200 Attachment 1

Town of Van Buren

Section 200-21. Table of Land Uses by Zoning District
[Amended 8-5-2008 by L.L. No. 9-2008;
9-6-2011 by L.L. No. 6-2011; 4-5-2016 by L.L. No. 3-2016; 6-18-2019 by L.L. No. 4-2019; 12-
17-2019 by L.L. No. 11-2019]

A Allowed as a matter of right without approval of any board*

P Allowed upon approval of the Planning Board*

TP Allowed upon approval of the Town Board and Planning Board*

Z Allowed upon approval of the Zoning Board of Appeals*

ZP Allowed upon approval of the Zoning Board of Appeals and the Planning Board*

* A building permit may be required

	District															
	A R- 80	R- 40	R- 20	R- 15	R- 10	B R B	R H	L B	G B	In A	In B	P U D	M H C	P O D	P C D	In P
RESIDENTIAL LAND USES																
A1 Dwelling, Single-Family Detached	A	A	A	A	A		A					TP				
A2 Mobile Home													TP			
A3 Dwelling, Single-Family Attached	Z	A	A				A					TP				
A4 Dwelling, Townhouse												TP				
A5 Dwelling, Apartment												TP				
A6 Residential Conversion	Z	Z					Z									
AGRICULTURAL USES																
B1 Agriculture	A	A														
INSTITUTIONAL USES																
C1 Outdoor Recreation	ZP	ZP	ZP							P		TP		TP		
C2 Indoor Recreation		ZP	ZP						P	P		TP		TP	TP	
C3 Indoor Institutional	ZP	ZP	ZP	ZP			ZP	P	P	P		TP		TP		
C4 Outdoor Institutional	ZP	ZP	ZP	ZP			ZP	P	P	P		TP		TP		
C5 Fraternal Organizations		ZP	ZP	ZP			ZP	P	P	P		TP		TP		
C6 Hospital							ZP	P	P	P		TP		TP		
C7 Nursing Home										P						
COMMERCIAL USES																
D1 Administrative Office	ZP	ZP				P	ZP	P	P	P		TP		TP	TP	
D2 Personal or Professional Service	ZP	ZP					ZP	P	P	P		TP		TP	TP	
D3 Indoor Sales or Service								P	P			TP			TP	
D4 Outdoor Sales and Displays								P	P	P		TP				
D5 Motor Vehicle Sales									ZP	ZP						TP
D6 Light Vehicle Maintenance and	ZP	ZP					ZP	ZP	ZP	ZP		TPZ				

ZONING INFO



	District															
	A R- 80	R- 40	R- 20	R- 15	R- 10	B R B	R H	L B	G B	In A	In B	P U D	M H C	P O D	P C D	P I P
Service																
D7 Fuel Stations and Car Washes							ZP	ZP	ZP			TPZ				
D8 Restaurant								ZP	ZP	ZP		TP		TP		
D9 Riding Stable	Z	ZP														
D10 Marina	ZP	ZP							ZP	ZP		TP			TP	TP
D11 Commercial Animal Boarding	ZP															
D12 Commercial Indoor Lodging								P	P	P						
D13 Bed-and-Breakfast	ZP	ZP	ZP			ZP	ZP	ZP	ZP							
D14 Group Day-Care Center								P	P			TP		TP	TP	
D15 Ancillary Parking Area	ZP	ZP	ZP									TP				
STORAGE OR DISPOSAL LAND USES																
E1 Commercial Indoor Storage or Wholesaling						ZP	ZP	ZP	ZP	P						TP
E2 Conversion of Barns for Storage	Z	Z														
E3 Outdoor Storage or Wholesaling										P						
E4 Secondhand Material and Parts Facility										P						
E5 Solid Waste Management Facility										ZP						
E6 Composting Operation										ZP						
E7 Petroleum Storage Facilities											ZP					TP
INDUSTRIAL USES																
F1 Light Industrial Use										P						TP
F2 Reclamation Facility										ZP						TP
F3 Heavy Industrial Use																TP
F4 Heavy Vehicle Maintenance and Service																TP
UTILITIES																
G1 Public Services and Utilities	ZP	ZP	ZP	ZP		ZP	ZP	P	P	P		TP			TP	TP
G2 Telecommunications Towers	ZP	ZP					ZP	ZP	ZP	ZP	ZP	ZP	ZP	ZP	TP	TP
G3 Solar Farms	ZP	ZP						ZP	ZP	ZP	ZP				ZP	ZP

District descriptions:

AR Agricultural Residence
R Residence
BRB Business/Residence Buffer
RH Rural Hamlet
LB Local Business
GB General Business

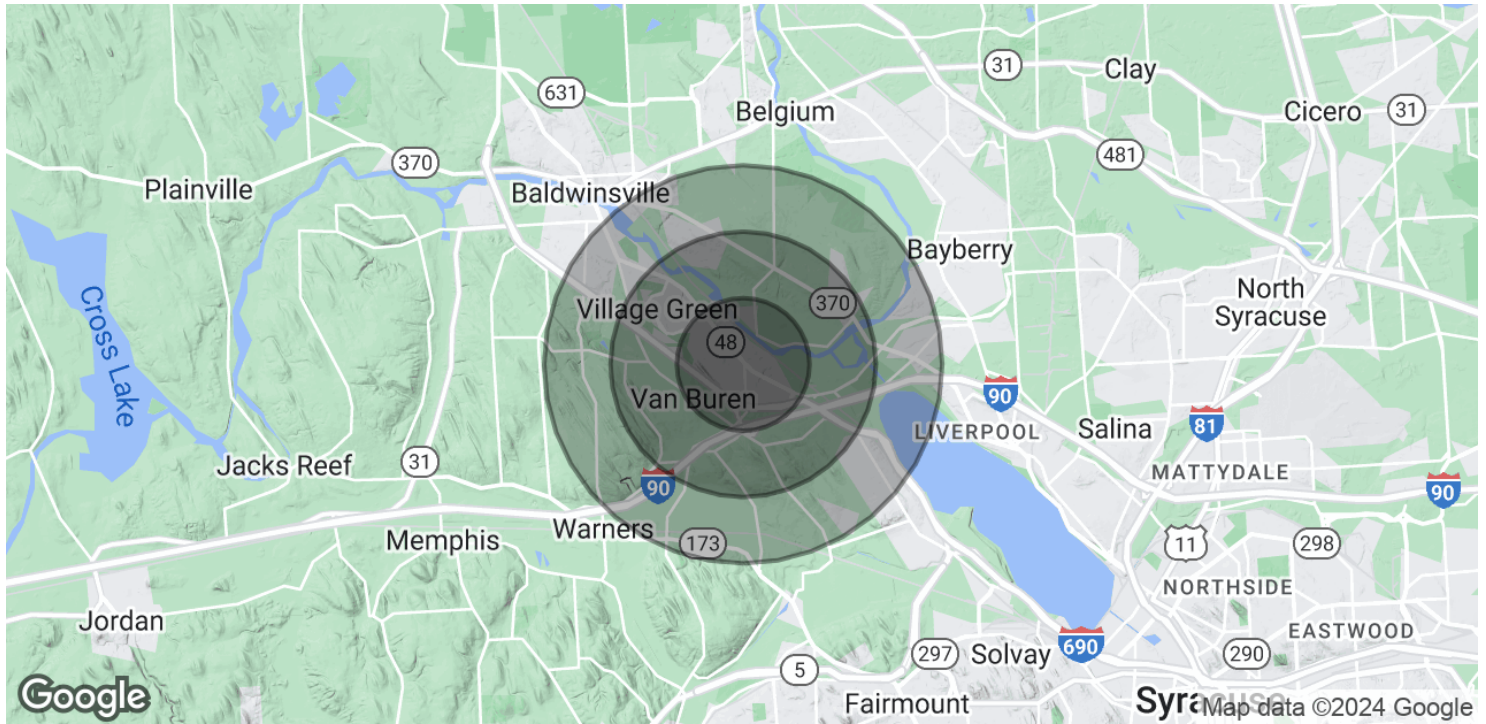
In Industrial
PUD Planned Unit Development
MHC Manufactured Home Community
POD Planned Office Development
PCD Planned Commercial Development
InP Planned Industrial

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POPULATION	1 MILE	2 MILES	3 MILES
Total Population	2,248	8,773	19,909
Average Age	52.8	43.6	43.1
Average Age (Male)	53.4	44.3	42.0
Average Age (Female)	51.3	41.8	43.1
HOUSEHOLDS & INCOME	1 MILE	2 MILES	3 MILES
Total Households	1,200	4,119	8,864
# of Persons per HH	1.9	2.1	2.2
Average HH Income	\$54,627	\$72,441	\$83,321
Average House Value	\$106,472	\$135,493	\$160,122

2020 American Community Survey (ACS)

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