



59.34 Acres

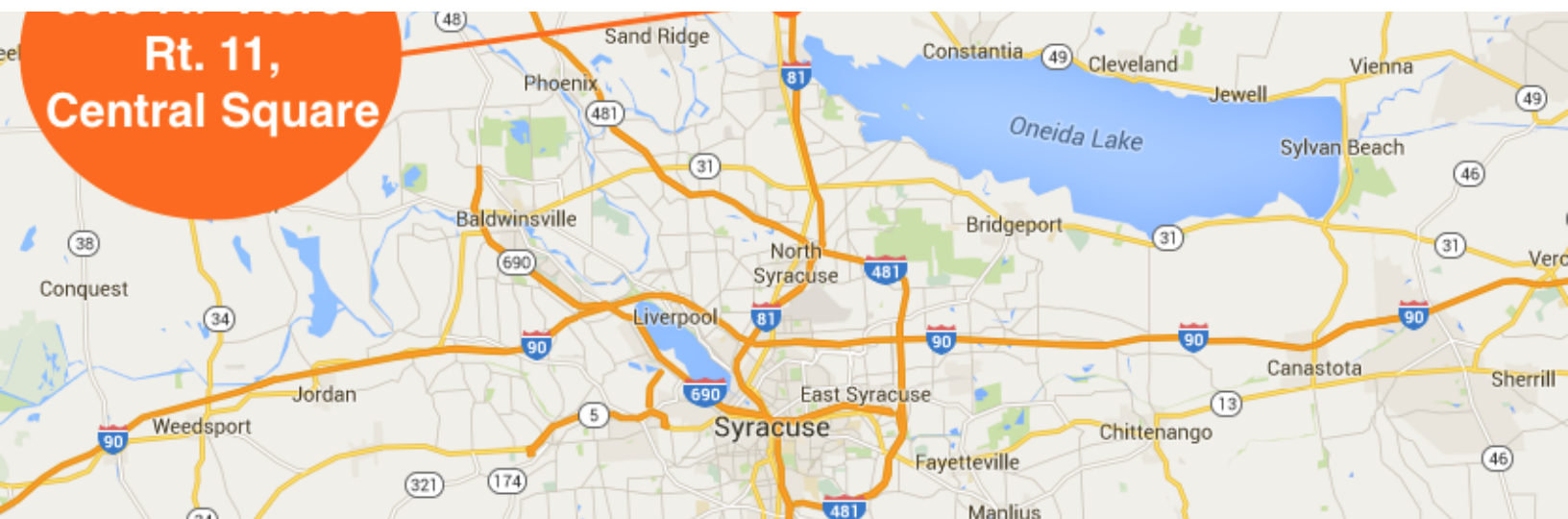
FOR SALE

UP TO 60+/- ACRES AVAILABLE

US Rte 11, Central Square, NY 13036

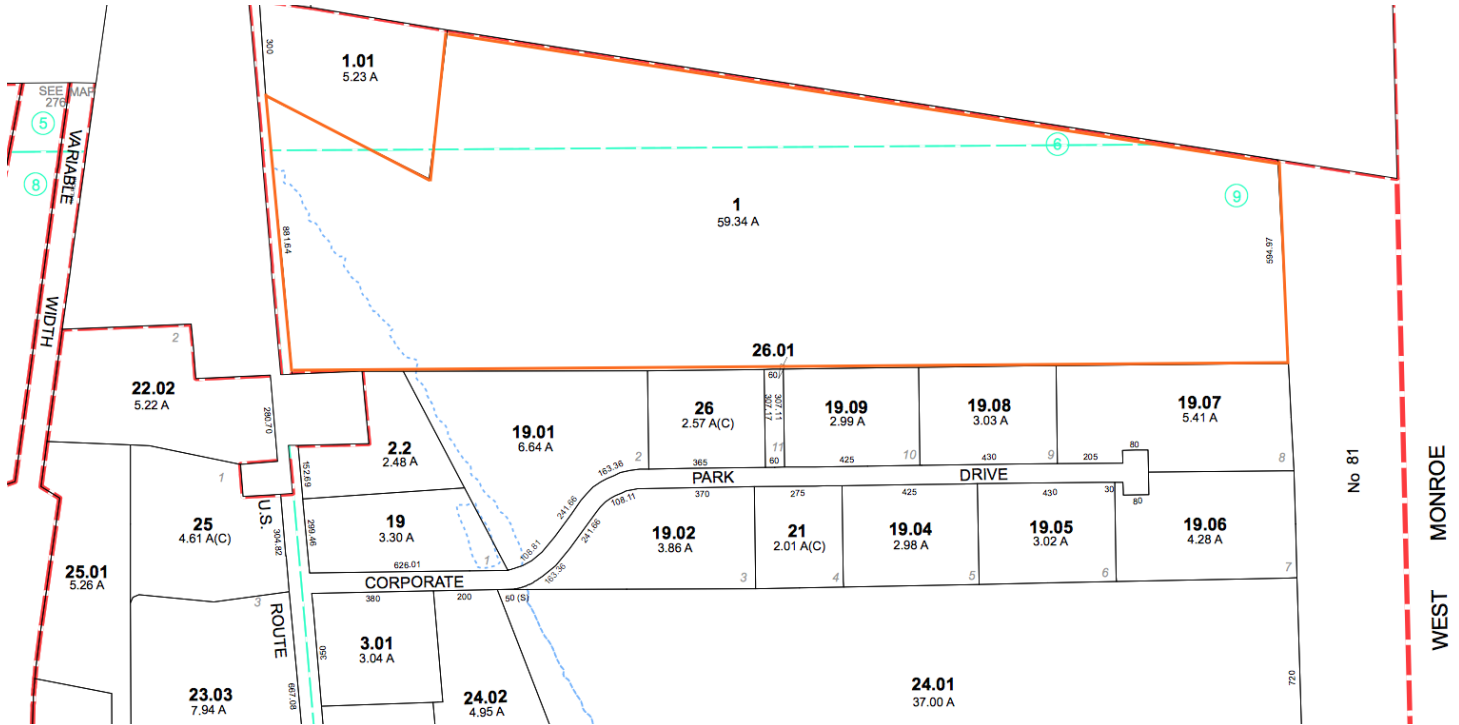
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Rt. 11,
Central Square



21

US Rte 11, Central Square, NY 13036



PROPERTY OVERVIEW

Highly visible, Commercially zoned property for residential and industrial development. Owner has subdivided 2.45 Acre parcel for sale or Build-to-Suit. Additional division or assembly is also available.

Price / Acre: \$20,222

Lot Size: 59.34 Acres

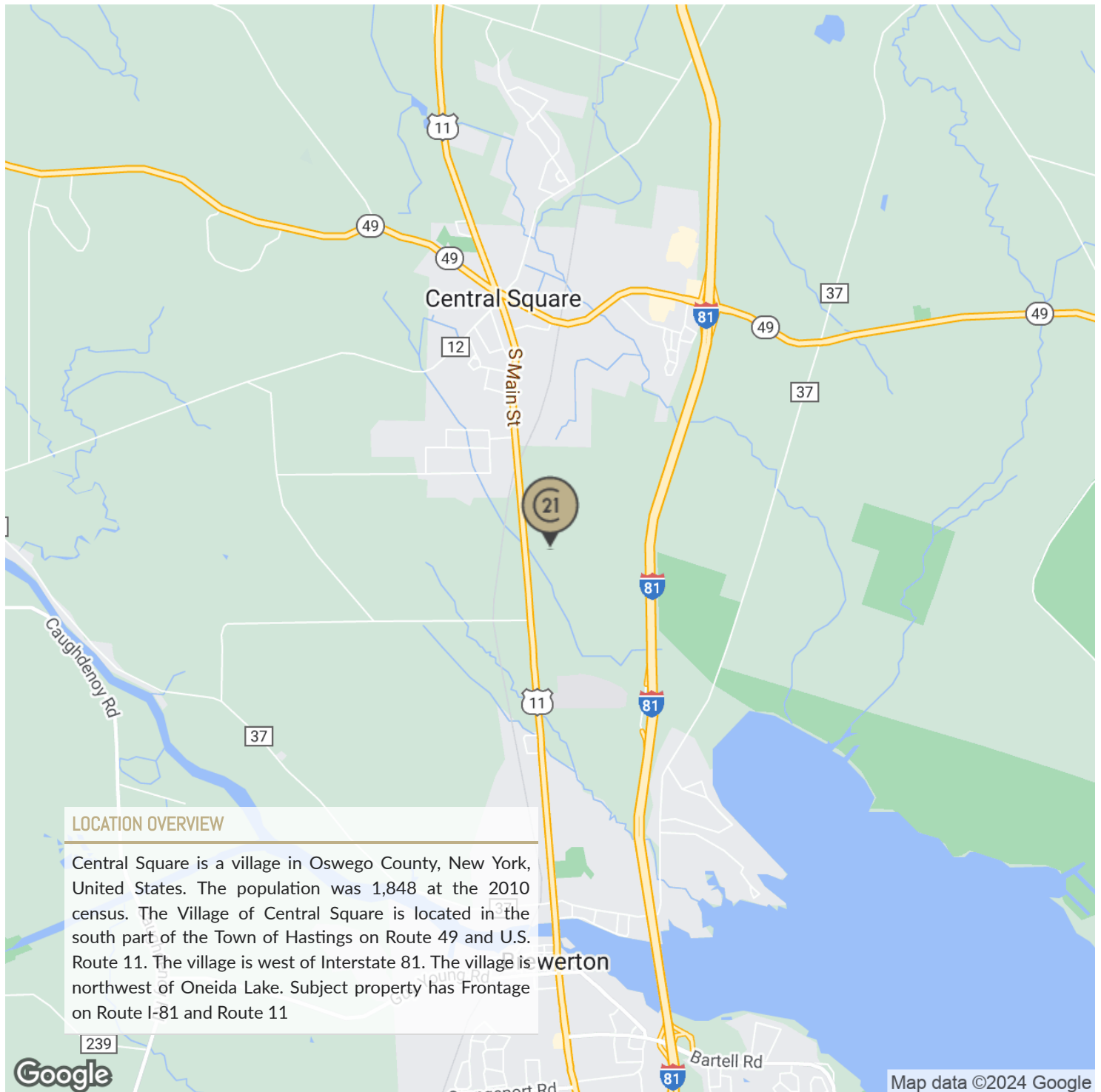
CENTURY 21
COMMERCIAL.
Bridgeway Realty

FOR SALE

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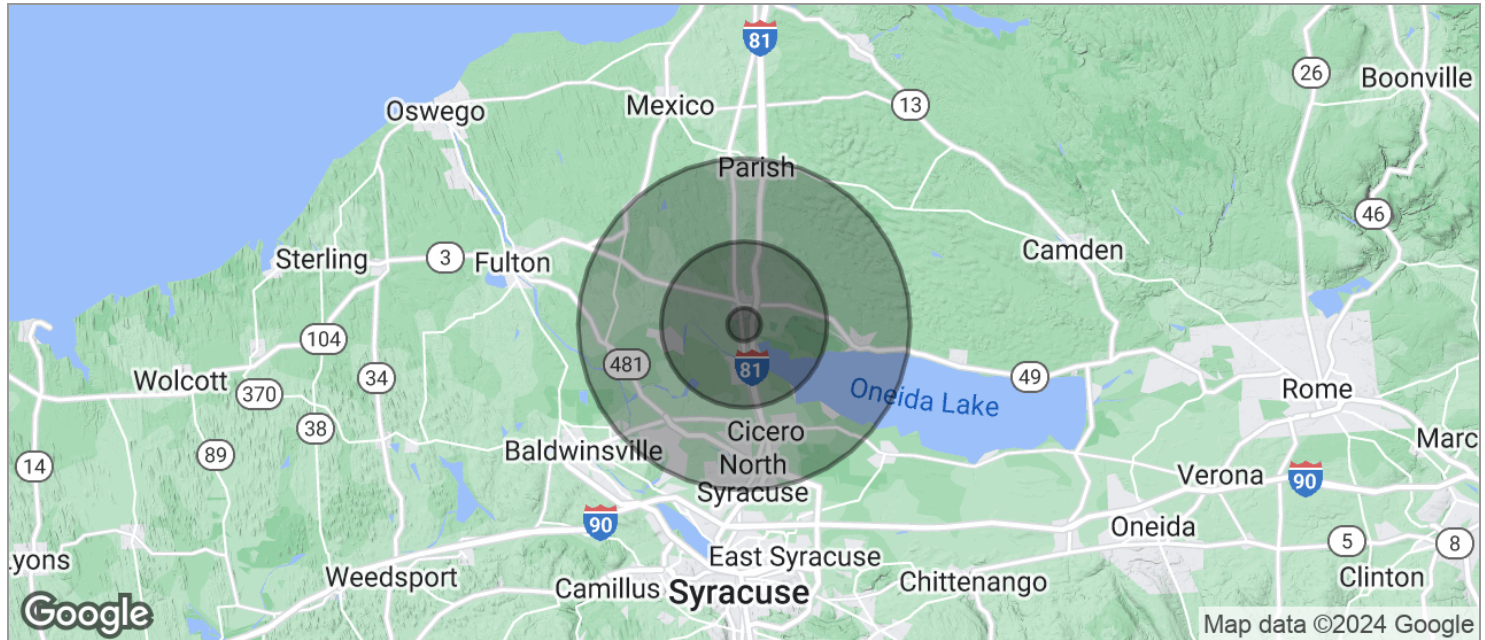
CENTURY 21
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FOR SALE

21

UP TO 60+/- ACRES AVAILABLE

US Rte 11, Central Square, NY 13036



| POPULATION | 1 MILE | 5 MILES | 10 MILES |
|---------------------|----------|-----------|-----------|
| TOTAL POPULATION | 946 | 15,805 | 84,963 |
| MEDIAN AGE | 39.7 | 39.2 | 38.5 |
| MEDIAN AGE (MALE) | 39.5 | 39.4 | 38.3 |
| MEDIAN AGE (FEMALE) | 39.9 | 39.0 | 38.7 |
| HOUSEHOLDS & INCOME | 1 MILE | 5 MILES | 10 MILES |
| TOTAL HOUSEHOLDS | 380 | 6,146 | 31,539 |
| # OF PERSONS PER HH | 2.5 | 2.6 | 2.7 |
| AVERAGE HH INCOME | \$59,606 | \$63,006 | \$73,306 |
| AVERAGE HOUSE VALUE | | \$149,369 | \$146,343 |

* Demographic data derived from 2020 ACS - US Census

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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 ³ |
| agricultural use | ZP ¹ | ZP ¹ | ZP ¹ | ZP ¹ | 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 ² | 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