

# FOR LEASE | DEVELOPMENT OPPORTUNITY

Commercial Drive, New Hartford, New York



COMMERCIAL REAL ESTATE SALES | LEASING | CONSULTING | DEVELOPMENT | MANAGEMENT



## DEMOGRAPHICS

By Radius	3 Mile	5 Mile	7 Mile
Population	36,058	87,710	124,679
Households	15,935	36,541	49,271
Median HH Income	\$64,986	\$53,504	\$53,504
Daytime Population	62,840	119,761	144,076
Businesses	1,786	3,450	4,338
Employees	29,298	56,788	74,945

SOURCE: ESRI Report 5/9/2022

## TRAFFIC COUNTS

Roadway	Volume Count
Commercial Drive	24,163 AADT

## PROPERTY HIGHLIGHTS

Parcel Size: .75 ± acre pad site or 2,900 ± SF free standing building  
 Tax Parcel ID: 317.013-3-18.3  
**Comments:** Development site located in the heart of the retail district next to 7 Brew Drive-thru Coffee and across from Consumer Square at a traffic-controlled intersection. Major retailers include Walmart, Barnes & Noble, Panera Bread, Best Buy, T.J. Maxx, PetSmart, Five Below, Starbucks, Five Guys, Applebee's and many more.

[READY TO MAKE A DEAL? CLICK HERE NOW!](#)



**Dominic Pavia, President**  
 Licensed Real Estate Broker  
 315.736.1555 x300 Office  
[Dpavia@PaviaRealEstate.com](mailto:Dpavia@PaviaRealEstate.com)



5 Oxford Road  
 New Hartford, New York 13413

151 Northern Concourse  
 Syracuse, New York 13212

PaviaRealEstate.com  
 MAIN: 315.736.1555



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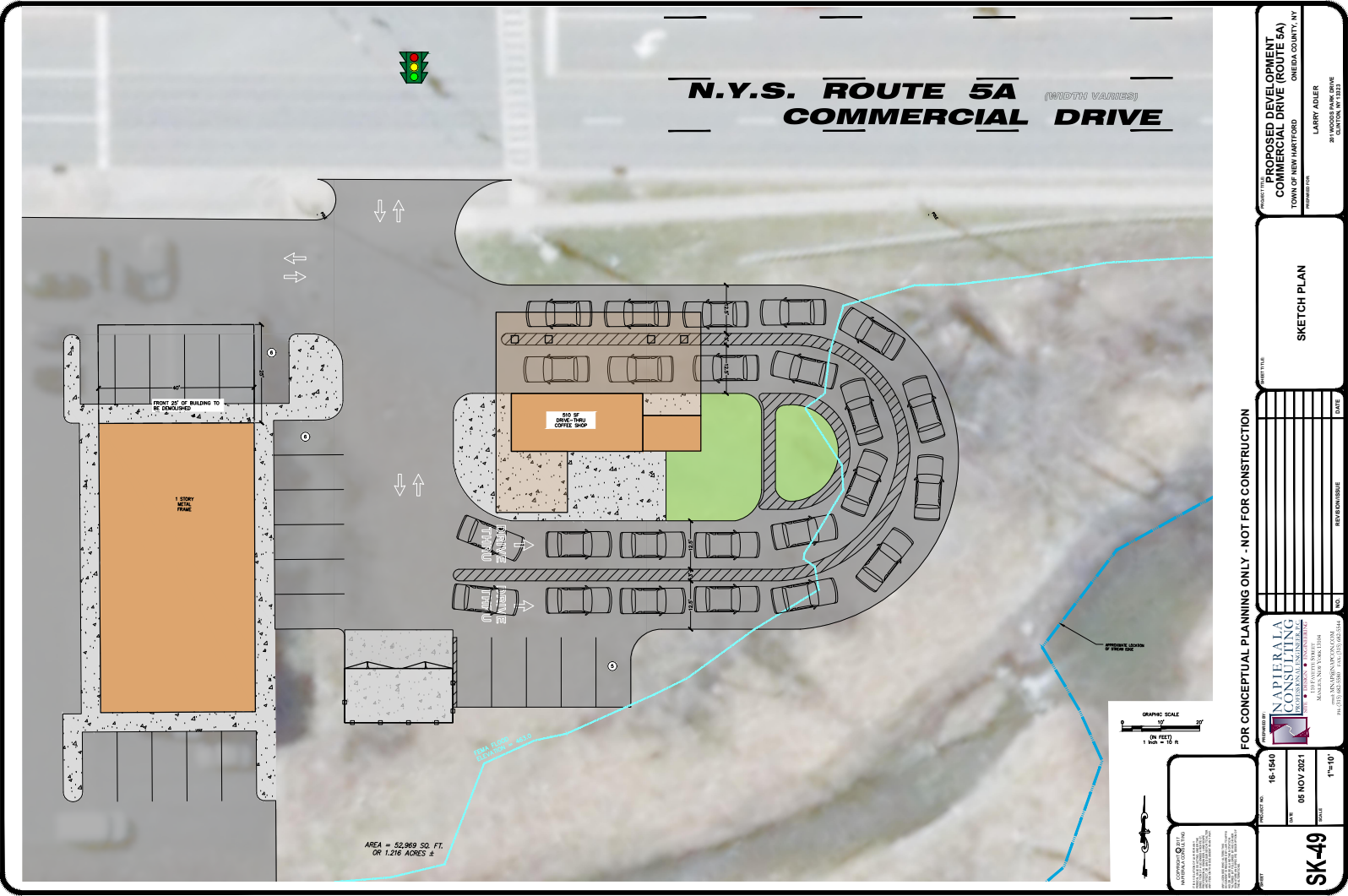


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# NEW HARTFORD RETAIL PERFORMANCE



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RETAILER	VISITS/YR	US RANK	PERCENTILE	NY RANK	PERCENTILE	15 MI RANK	PERCENTILE
Panera Bread	581,000	2/1,814	99	1/87	99	1/1	100
Applebee's	354,800	37/1,510	97	4/81	96	1/3	100
Five Guys	167,000	73/1,145	93	9/55	85	1/2	100
Starbucks	332,500	129/6,602	98	9/164	95	1/1	100
Chipotle	195,600	264/2,367	88	26/97	74	1/1	100
Moe's Southwest Grill	176,700	20/462	95	3/49	95	1/2	100
Popeyes	102,400	598/2,114	71	34/65	48	1/1	100
Dunkin'	85,500	1,215/5,861	79	193/705	72	4/14	78
CoreLife Eatery	183,700	7/53	88	5/17	76	1/1	100
Dunkin'	105,900	663/5,861	88	119/705	83	2/14	93
Red Lobster	175,000	89/653	86	10/29	68	1/1	100
Olive Garden	274,200	522/855	39	15/27	48	1/1	100
Texas Roadhouse	508,400	178/574	69	3/20	90	1/1	100
Barnes & Noble	380,300	101/462	78	4/22	86	1/1	100
Target	2,000,000	172/1,799	90	14/72	81	1/1	100
Kohl's	700,700	54/1,152	95	13/49	75	1/1	100
Hobby Lobby	342,200	443/914	51	6/19	73	1/1	100
Walmart	2,700,000	203/3,885	94	12/96	88	1/3	100
TJ Maxx	638,500	140/1,125	87	11/61	83	1/1	100
Dick's Sporting Goods	663,900	42/693	94	6/39	87	1/1	100
Planet Fitness	762,400	34/1,909	98	3/80	97	1/3	100
Walgreens	179,400	1600/7,702	79	61/306	80	1/10	100
Lowe's	655,100	785/1,724	54	28/70	61	1/3	100
Market 32	747,900	25/126	80	15/76	81	1/4	100
Hannaford	753,300	54/182	70	7/50	88	2/5	80
ALDI	354,800	166/2,016	91	17/109	85	1/4	100



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