

## 4182 State Route 31

Clay, NY 13041

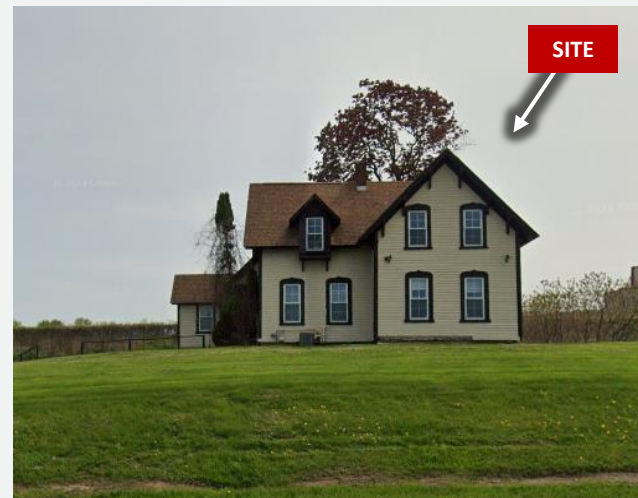


## AVAILABLE OPPORTUNITY

- » 0.80 -acre +/- Development Site Available with signalized access
- » For Lease, Build to Suit Lease or Ground Lease

## PROPERTY HIGHLIGHTS

- » Prime opportunity in the growing market of Clay, NY
- » Directly across from Great Northern Mall redevelopment project - \$1 billion investment on 215 acres poised to transform the area
- » Located 3 miles West from Micron's \$100 billion dollar, 1,400 – acre semiconductor facility at White Pines Commerce Park
- » Located on State Route 31 with 19,117 VPD & right off HWY 481 with 23,462 VPD



## FOR MORE INFORMATION, PLEASE CONTACT:

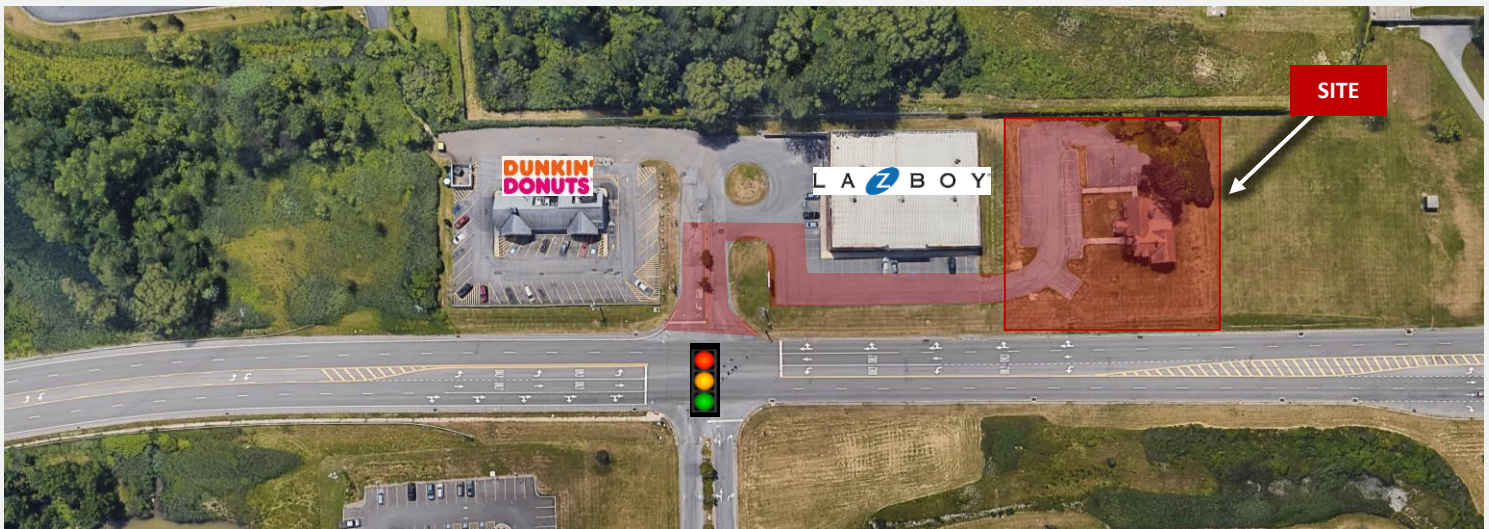


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## PROPERTY PHOTOS



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## MARKET AERIAL



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## MARKET OVERVIEW – CLAY, NY

### GREAT NORTHERN MALL REDEVELOPMENT PLANS

The proposed redevelopment of the Great Northern Mall aims to transform the area into a dynamic town center spanning 215 acres. The ambitious plan includes a wide array of facilities such as housing, medical facilities, professional offices, a community center, hotels, and diverse retail, dining, and entertainment options. With a budget exceeding \$1 billion, the project features 1,700 market-rate luxury apartments and condos, along with 200 senior living apartments. Additionally, plans include approximately six hotels with a total of 750 rooms, over 600,000 square feet of retail and entertainment space, 790,000 square feet of medical and office space. The development will also community space for hosting festivals, complemented by a food hall. Moreover, the project includes two five-story parking garages, providing a total of more than 3,000 parking spaces. Construction is scheduled to commence in Q4, subject to final approvals.



### MICRON TECHNOLOGIES COMING TO CLAY

Micron Technology, a leading semiconductor manufacturing company, is embarking on a monumental project in Clay, NY, with plans to construct a state-of-the-art semiconductor fabrication facility spanning 1,400 acres. The monumental \$100 billion megafab project represents a historical milestone for Central New York, marking one of the largest proposed projects in the region's history and the largest semi-conductor fabrication facility in the United States. Micron's investment is poised to create an estimated 50,000 job opportunities, contributing to the economic growth and vitality of the area.



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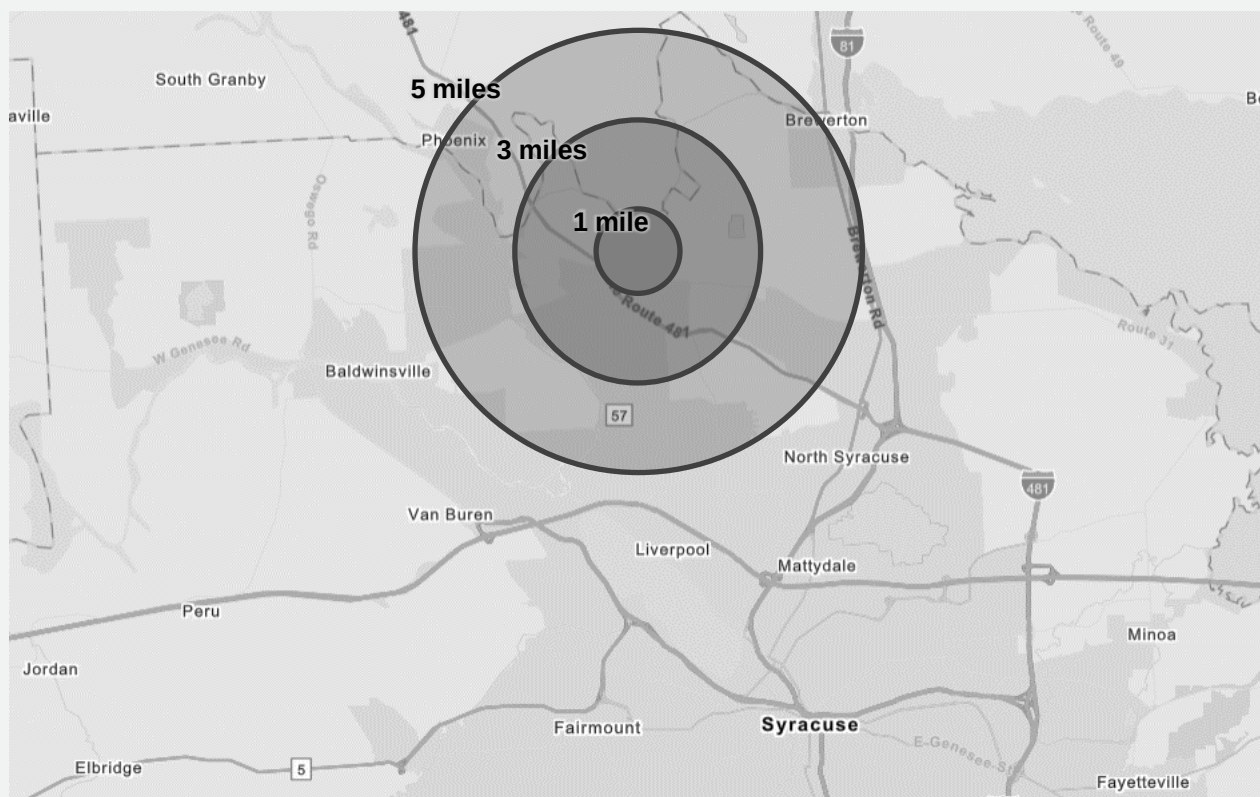
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## DEMOGRAPHICS



| DEMOGRAPHICS SNAPSHOT    | 1 MILE    | 3 MILES   | 5 MILES   |
|--------------------------|-----------|-----------|-----------|
| Total Population         | 4,423     | 26,166    | 74,001    |
| Daytime Population       | 4,379     | 19,983    | 54,906    |
| Households               | 1,751     | 10,555    | 30,354    |
| Average Household Income | \$135,250 | \$113,534 | \$111,153 |

**607**  
Businesses**8,536**  
Employees**\$86,409**  
Median Home Value**42.7**  
Median Age

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