

**FOR SALE – ASKING \$2,150,000**

OUTSTANDING DEVELOPMENT SITE

Property Highlights

- **4.92-acre development site**
- **Prime retail and industrial location**
1.01 acre zoned General Commercial, 3.91 acres zoned Industrial
- **Strong demographics**
- **Excellent traffic exposure**
13,920 Annual Average Daily Traffic
- **Minutes from Oakdale Commons**
A redeveloped mixed-use destination featuring retail, dining, entertainment, healthcare, and community uses
- **Supported by thousands of nearby employees**
BAE Systems, Binghamton University, Guthrie Health, Amphenol Aerospace, United Health Services and more
- **Affluent, family-oriented market**

EXCLUSIVE CONTACT

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Area Highlights



Traffic Counts

