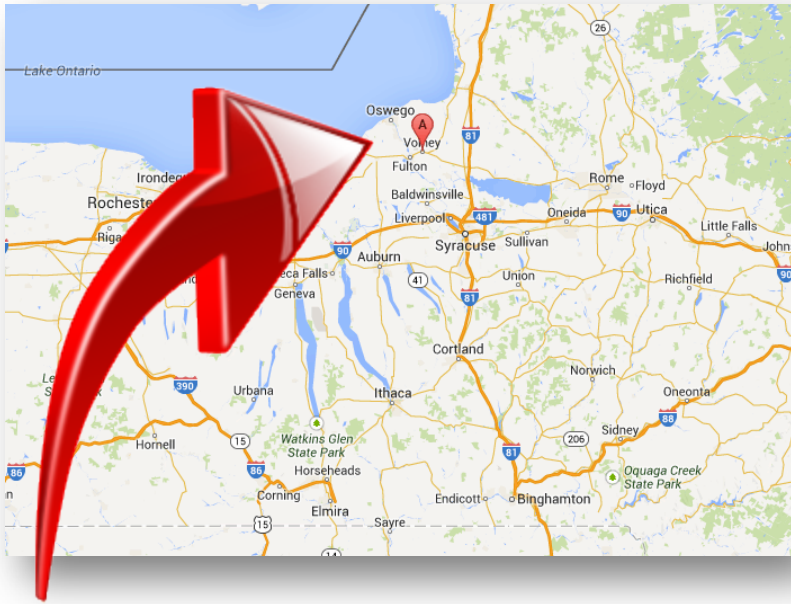


Retail Convenience Store Build-to-Suit



- ✓ **Corner location with easy in and out access from both SR 3 and CR 6**
- ✓ **Commuter, residential and construction traffic**
- ✓ **Excellent visibility**
- ✓ **Desirable demographics**

**Southeast Corner NY State Hwy 3 & CR 6
Volney, NY 13069-4857, Oswego County**

***FraCha*
Development** LLC

**Call Steve Mirabito
(925) 938-6300 x 111**

Highly Visible Intersection, Ideal for Your Retail Operation

- ❑ Clear visibility and easy in and out access from SR 3 (5,958 vehicles per day) and from CR 6 (2,498 vehicles per day)
- ❑ SR 3 is the primary east-west route connecting Rochester with northern New York, the world-class salmon fishing in Pulaski, and Canada
- ❑ CR 6 is the primary north-south road connecting US 481 with Lake Ontario, including the heavily-trafficked 3 nuclear power plants in Scriba



Approach from westbound SR3



Approach from southbound CR6



Approach from eastbound SR3



Approach from northbound CR6

Build-to-Suit SE Corner NY State Hwy 3 & CR 6, Volney, NY 13069

Call Steve Mirabito (925) 938-6300 x 111

Strong Commuter, Residential, and Construction Traffic Flows!



- +/- 2.4 acres build-to-suit
- Easy access from all four directions
- Excellent visibility
- Ready for immediate development
- Municipal water and electric connections in place
- Experienced, responsible developer

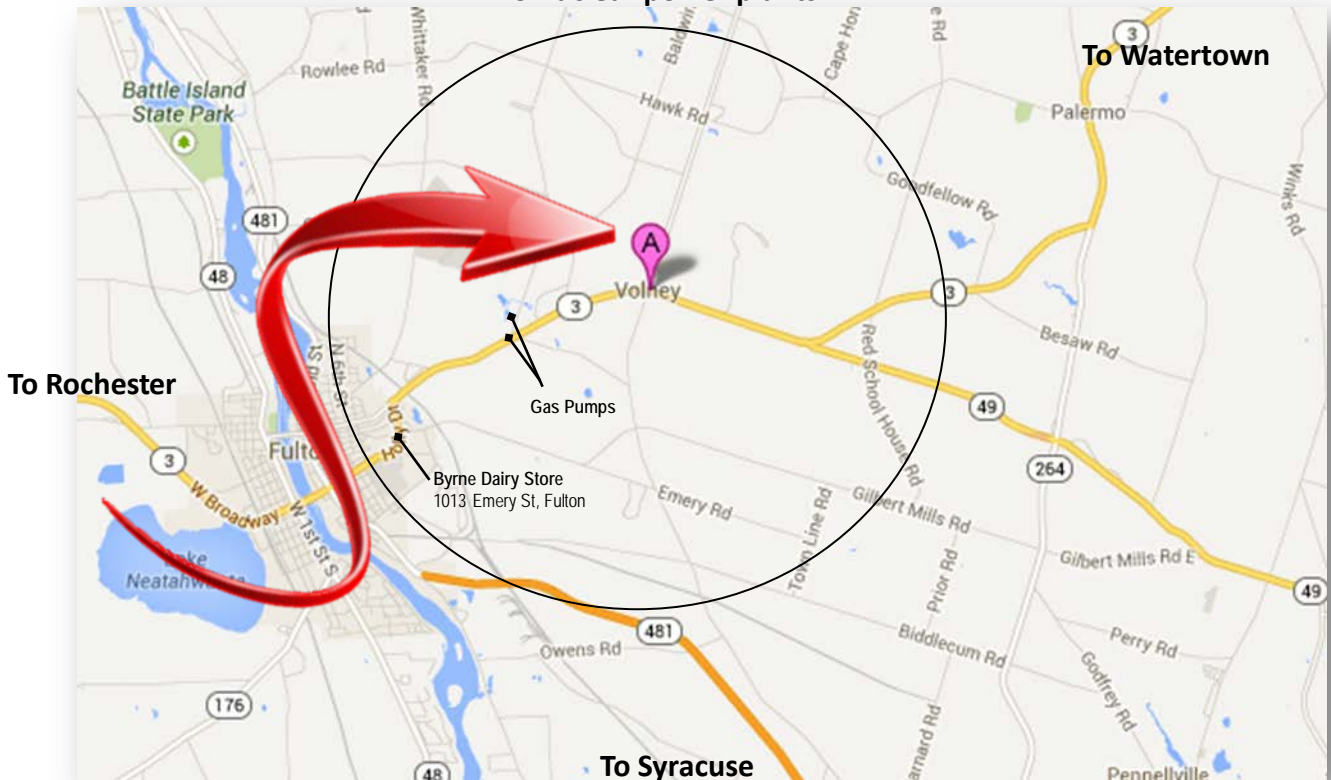
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Attractive Demographics!

	0.00 - 1.00 miles Radius 1	1.00 - 3.00 miles Radius 2	3.00 - 5.00 miles Radius 3
Population (2010 Census)	303	7,356	13,197
Households (2010 Census)	115	2,787	5,317
Average Household Income (2000 Est.)	\$55,182	\$44,292	\$42,701
Median Household Income (2000 Est.)	\$38,980	\$33,898	\$34,548
Per Capita Income (2000 Est.)	\$19,973	\$17,079	\$17,164

To Lake Ontario sports, Oswego, and
3 nuclear power plants



Build-to-Suit SE Corner NY State Hwy 3 & CR 6, Volney, NY 13069

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2/19/14