MARKETFAIR NORTH

4100 - 4160 Route 31, Clay, NY 13041

THUR RETAIL
Thur & Associates
Commercial Real Estate Brokerage





PROPERTY HIGHLIGHTS

- ANCHOR RETAIL SPACES AVAILABLE 26,878 SF, 21,775 SF
  Retail Space Available: 3,535 SF, 1,700 SF, 1,010 SF
- Great signage and Highway visibility- Micron-driven growth ahead
  $558M in retail spending within 3 miles and $1.53B within 5 miles
- 7.2M SF Micron computer chip factory less than 5 miles away is under construction
- 3.8M SF Amazon fulfillment center less than 10 minutes away.

Join these retailers:

POPULATION		CARS PER DAY	AV. HH INCOME		EMPLOYEES	
3 Mi	25,153	Highway 31: 25,975	3 Mi	$133,381	3 Mi	5,133
5 Mi	70,558	Highway 481: 26,541	5 Mi	$125,743	5 Mi	16,409
10Mi	246,212		10Mi	$106,896	10Mi	109,808

last updated: 10/16/26 P. 1

THUR RETAIL
SHARY THUR 202-359-3469 sthur@thurassociates.com

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Micron Technology coming to Clay, NY.

Micron Technology is spending up to **$100 billion** building a mega-complex of computer chip plants in Syracuse's northern suburbs in what will be the largest single private investment in New York history.

Micron announced the details about the project, which would create up to **9,000 jobs** over the next 20 years at the White Pine Commerce Park in Clay.

The project is expected to bring an additional **40,000 supply-chain and construction jobs** to the Syracuse area and New York state.

The company is building a massive **7.2 million-square-foot** complex that will include the nation's largest clean-room space. The clean-room facilities alone would cover about **2.4 million square feet**, about the size of **40 football fields**.

Micron would build up to **four separate semiconductor fabrication plants** in phases at the 1,300-acre site off Route 3.

Micron said the local employees would be paid an average salary of more than **$100,000** per year.



Rendering shows Micron Technology Inc.'s planned semiconductor fabrication facility in Clay

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Suite	Tenant	Category	SF
100 A&B	Dr Anthony Mondo	Optometrist	2,020
100 C	VIP Nails	Nails Salon	1,010
100D	**Available**	**Former Framing Store**	**1,010**
110	Cabinet Styles	Home Improvement	2,020
120	Cabinet Styles	Home Improvement	1,170
130	Gino & Joe's Pizza	Restaurant	1,748
200	**Available**	**Former Arts & Crafts**	**26,878**
300a	Earthwise Pet	Pet Store	2,106
300b	Microgame Play & Trade	Video Games	2,141
400	**Available**	**Former Dance Studio**	**3,535**
500 A	Summit Physical Therapy	Physical Therapy	2,165
500	Fleet Feet	Apparel Store	5,000
600	Wrap it up Express	Restaurant	3,120
610	A to Z Elite Martial Arts	Martials Arts	2,034
615	Momentum Financial Partners	Financial Services	1,166
620	Bert's Bikes	Bike Store	6,366
700	**Available**	**Former Retail/Office**	**1,700**
700b	**Available**	**Former Retail**	**21,775**
800	Staples	Office Supply	25,423
901	Music and Arts	Music Store / Lessons	2,771
902	Dynamic Health & Fitness	Fitness	2,838
903	Raven's Joint	Cannabis store	2,631
904	Medical Office	Medical Office	2,583
1000	Justin's Canine Campus	Dog Day Care	6,593
1100	Larger Than Life	Toy Store	8,775
		TOTAL GLA	138,578

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LEASING CONTACT

SHARY THUR
Cell: 202-359-3469
Direct 202-823-4445
sthur@thurassociates.com

OFFICE LOCATIONS

DC OFFICE
2 Wisconsin Circle, Suite 660
Chevy Chase, MD 20815
202-823-4444

BOCA RATON
327 Mizner Park, Suite 301
Boca Raton, Fl 33432
561-395-2441

Complete Profile

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Calculated using Weighted Block Centroid from Block Groups

Lat/Lon: 43.1845/-76.228

Marketfair North Clay, NY 13041	3 mi radius		5 mi radius		10 mi radius	
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Estimated Population (2026)	25,153		70,558		246,212	
Projected Population (2031)	24,554		69,106		240,854	
Census Population (2020)	26,117		72,959		249,823	
Census Population (2010)	23,880		69,492		244,792	
Projected Annual Growth (2026-2031)	-599	*-0.5%*	-1,452	*-0.4%*	-5,358	*-0.4%*
Historical Annual Growth (2020-2026)	-964	-	-2,401	*-0.5%*	-3,611	*-0.2%*
Historical Annual Growth (2010-2020)	2,238	*0.9%*	3,468	*0.5%*	5,031	*0.2%*
Estimated Population Density (2026)	890	*psm*	899	*psm*	784	*psm*
Trade Area Size	28.3	*sq mi*	78.5	*sq mi*	314.0	*sq mi*
Households						
Estimated Households (2026)	10,461		29,830		108,146	
Projected Households (2031)	10,237		29,249		106,027	
Census Households (2020)	10,323		29,684		106,339	
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Projected Annual Growth (2026-2031)	-224	*-0.4%*	-582	*-0.4%*	-2,119	*-0.4%*
Historical Annual Change (2010-2026)	1,330	*0.9%*	2,395	*0.5%*	6,380	*0.4%*
Average Household Income						
Estimated Average Household Income (2026)	$133,381		$125,743		$106,896	
Projected Average Household Income (2031)	$133,193		$125,727		$106,928	
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Historical Annual Change (2000-2026)	$52,247	*3.5%*	$49,157	*3.5%*	$42,071	*3.7%*
Per Capita Income						
Estimated Per Capita Income (2026)	$55,481		$53,201		$47,022	
Projected Per Capita Income (2031)	$55,541		$53,254		$47,141	
Census Per Capita Income (2010)	$30,258		$30,487		$25,556	
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Projected Annual Change (2026-2031)	$59	-	$52	-	$119	-
Historical Annual Change (2000-2026)	$32,802	*5.6%*	$30,148	*5.0%*	$26,434	*4.9%*
Estimated Average Household Net Worth (2026)	$1.42 M		$1.27 M		$998,156	

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Census Population (2010)	23,880		69,492		244,792	
Projected Annual Growth (2026-2031)	-599	*-0.5%*	-1,452	*-0.4%*	-5,358	*-0.4%*
Historical Annual Growth (2020-2026)	-964	-	-2,401	*-0.5%*	-3,611	*-0.2%*
Historical Annual Growth (2010-2020)	2,238	*0.9%*	3,468	*0.5%*	5,031	*0.2%*
Estimated Population Density (2026)	890	*psm*	899	*psm*	784	*psm*
Trade Area Size	28.3	*sq mi*	78.5	*sq mi*	314.0	*sq mi*
Households						
Estimated Households (2026)	10,461		29,830		108,146	
Projected Households (2031)	10,237		29,249		106,027	
Census Households (2020)	10,323		29,684		106,339	
Census Households (2010)	9,131		27,435		101,767	
Projected Annual Growth (2026-2031)	-224	*-0.4%*	-582	*-0.4%*	-2,119	*-0.4%*
Historical Annual Change (2010-2026)	1,330	*0.9%*	2,395	*0.5%*	6,380	*0.4%*
Average Household Income						
Estimated Average Household Income (2026)	$133,381		$125,743		$106,896	
Projected Average Household Income (2031)	$133,193		$125,727		$106,928	
Census Average Household Income (2010)	$79,191		$77,260		$61,475	
Census Average Household Income (2000)	$63,092		$61,770		$50,768	
Projected Annual Change (2026-2031)	-$188	-	-$16	-	$32	-
Historical Annual Change (2000-2026)	$70,289	*4.3%*	$63,973	*4.0%*	$56,128	*4.3%*
Median Household Income						
Estimated Median Household Income (2026)	$109,362		$103,487		$85,349	
Projected Median Household Income (2031)	$109,153		$103,396		$85,304	
Census Median Household Income (2010)	$73,465		$68,266		$53,112	
Census Median Household Income (2000)	$57,115		$54,330		$43,278	
Projected Annual Change (2026-2031)	-$210	-	-$92	-	-$45	-
Historical Annual Change (2000-2026)	$52,247	*3.5%*	$49,157	*3.5%*	$42,071	*3.7%*
Per Capita Income						
Estimated Per Capita Income (2026)	$55,481		$53,201		$47,022	
Projected Per Capita Income (2031)	$55,541		$53,254		$47,141	
Census Per Capita Income (2010)	$30,258		$30,487		$25,556	
Census Per Capita Income (2000)	$22,679		$23,053		$20,588	
Projected Annual Change (2026-2031)	$59	-	$52	-	$119	-
Historical Annual Change (2000-2026)	$32,802	*5.6%*	$30,148	*5.0%*	$26,434	*4.9%*
Estimated Average Household Net Worth (2026)	$1.42 M		$1.27 M		$998,156	

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Complete Profile

2010-2020 Census, 2026 Estimates with 2031 Projections

Calculated using Weighted Block Centroid from Block Groups

Lat/Lon: 43.1845/-76.228

Marketfair North Clay, NY 13041	3 mi radius		5 mi radius		10 mi radius	
Population						
Estimated Population (2026)	25,153		70,558		246,212	
Projected Population (2031)	24,554		69,106		240,854	
Census Population (2020)	26,117		72,959		249,823	
Census Population (2010)	23,880		69,492		244,792	
Projected Annual Growth (2026-2031)	-599	*-0.5%*	-1,452	*-0.4%*	-5,358	*-0.4%*
Historical Annual Growth (2020-2026)	-964	-	-2,401	*-0.5%*	-3,611	*-0.2%*
Historical Annual Growth (2010-2020)	2,238	*0.9%*	3,468	*0.5%*	5,031	*0.2%*
Estimated Population Density (2026)	890	*psm*	899	*psm*	784	*psm*
Trade Area Size	28.3	*sq mi*	78.5	*sq mi*	314.0	*sq mi*
Households						
Estimated Households (2026)	10,461		29,830		108,146	
Projected Households (2031)	10,237		29,249		106,027	
Census Households (2020)	10,323		29,684		106,339	
Census Households (2010)	9,131		27,435		101,767	
Projected Annual Growth (2026-2031)	-224	*-0.4%*	-582	*-0.4%*	-2,119	*-0.4%*
Historical Annual Change (2010-2026)	1,330	*0.9%*	2,395	*0.5%*	6,380	*0.4%*
Average Household Income						
Estimated Average Household Income (2026)	$133,381		$125,743		$106,896	
Projected Average Household Income (2031)	$133,193		$125,727		$106,928	
Census Average Household Income (2010)	$79,191		$77,260		$61,475	
Census Average Household Income (2000)	$63,092		$61,770		$50,768	
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Median Household Income						
Estimated Median Household Income (2026)	$109,362		$103,487		$85,349	
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Per Capita Income						
Estimated Per Capita Income (2026)	$55,481		$53,201		$47,022	
Projected Per Capita Income (2031)	$55,541		$53,254		$47,141	
Census Per Capita Income (2010)	$30,258		$30,487		$25,556	
Census Per Capita Income (2000)	$22,679		$23,053		$20,588	
Projected Annual Change (2026-2031)	$59	-	$52	-	$119	-
Historical Annual Change (2000-2026)	$32,802	*5.6%*	$30,148	*5.0%*	$26,434	*4.9%*
Estimated Average Household Net Worth (2026)	$1.42 M		$1.27 M		$998,156	

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Calculated using Weighted Block Centroid from Block Groups

Lat/Lon: 43.1845/-76.228

Marketfair North Clay, NY 13041	3 mi radius		5 mi radius		10 mi radius	
Population						
Estimated Population (2026)	25,153		70,558		246,212	
Projected Population (2031)	24,554		69,106		240,854	
Census Population (2020)	26,117		72,959		249,823	
Census Population (2010)	23,880		69,492		244,792	
Projected Annual Growth (2026-2031)	-599	*-0.5%*	-1,452	*-0.4%*	-5,358	*-0.4%*
Historical Annual Growth (2020-2026)	-964	-	-2,401	*-0.5%*	-3,611	*-0.2%*
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