

FOR SALE OR LEASE

Route 11 Site B, LeRay, New York



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



PROPERTY HIGHLIGHTS

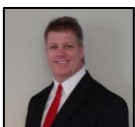
Prime development site on fully signalized intersection on Rt. 11. Located close to Ft. Drum Main Gate #3 on a busy retail and housing corridor. Join Walmart, McDonalds, AutoZone and other national retailers. Additional sites available in immediate area.

KEY FEATURES

- Full Traffic Signal Access
- Close Proximity to Ft. Drum
- Busy Retail Corridor



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| Demographics | 3 Miles | 5 miles | 10 Miles |
|--------------------|----------|----------|----------|
| Population | 3,484 | 25,717 | 58,284 |
| Households | 1,210 | 9,401 | 22,437 |
| Avg. HH Income | \$51,168 | \$46,915 | \$51,149 |
| Daytime Population | 19,001 | 31,452 | 80,389 |



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| | | | |
|-----------------------|--|---------------------|-------------------------|
| Address: | Route 11 | Cross Street: | Valentine Dr. (Walmart) |
| City: | LeRay | Roof Type: | N/A |
| State: | New York | Zoning: | Commercial |
| Zip: | 13637 | Total Assessment: | \$337,500.00 |
| County: | Jefferson | RE Taxes: | TBD |
| Tax ID: | 65.17-1-24.3 | CAM: | N/A |
| Lease Type: | NNN | Space is Currently: | Vacant Land |
| Lease Price: | Negotiable | No. of Floors: | N/A |
| Sale Price: | \$350,000.00 | Bldg. Total SF: | N/A |
| Year Built: | N/A | Available SF: | N/A |
| Parking Spaces: | N/A | Retail: | N/A |
| Land Size/Dimensions: | 1.5 +/- Acres 200' Frontage on Rt. 11 | Office: | N/A |
| Electricity/Amps: | Available at Road | Warehouse: | N/A |
| Gas Type: | Natural Gas | Other: | N/A |
| HVAC: | N/A | Loading Facilities: | N/A |
| Elevator: | N/A | Ceiling Height: | N/A |
| Sprinkler: | N/A | Traffic Count: | 21,080 |
| Water: | Public | Sewer: | Public |



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