

FOR SALE OR LEASE | DEVELOPMENT OPPORTUNITY

Route 11, Site B, LeRay, New York



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



PROPERTY HIGHLIGHTS

Parcel Size: 1.5 ± acres, 200' frontage on Route 11

Zoning: Commercial

Tax Parcel ID: 65.17-1-24.3

Sale Price: Negotiable

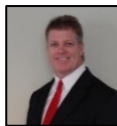
Lease Price, Lease Type: Negotiable, NNN

Comments: 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.

[READY TO MAKE A DEAL? CLICK HERE NOW!](#)



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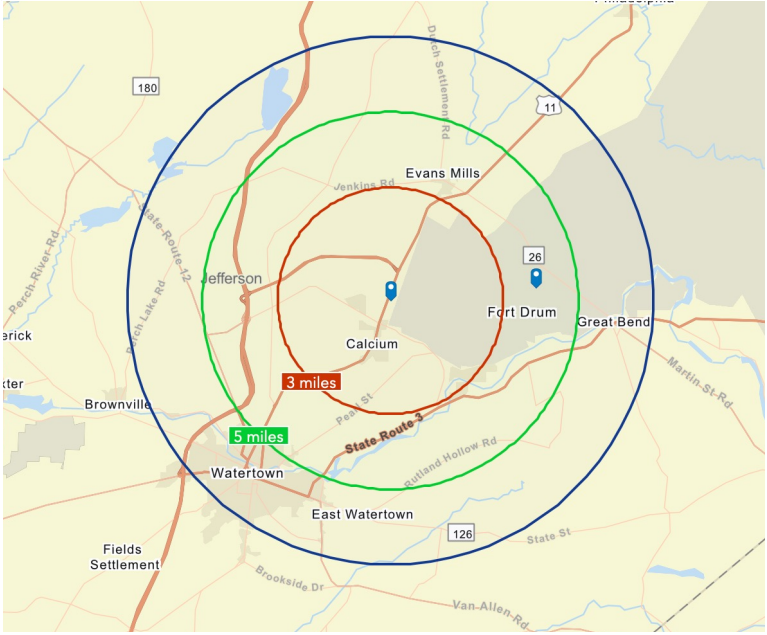


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LATITUDE LONGITUDE

44.04269 -75.83771



DEMOGRAPHICS

By Radius	3 Mile	5 Mile	7 Mile
Population	16,227	26,299	54,155
Households	5,200	8,409	19,709
Median HH Income	\$49,929	\$51,890	\$48,558
Daytime Population	18,869	28,917	60,952
Businesses	187	493	1,790
Employees	2,484	6,011	24,551

SOURCE: ESRI Report 4/12/2021

TRAFFIC COUNTS

Roadway	Volume Count
NY 5	14,533 AADT



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