

# FOR SALE OR LEASE | DEVELOPMENT OPPORTUNITY

Route 11, Site C, LeRay, New York



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



## PROPERTY HIGHLIGHTS

Parcel Size: 2.65 ± acres, 302' frontage on Route 11

Zoning: Commercial

Tax Parcel ID: 65.17-1-24.3

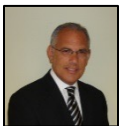
Sale Price: Negotiable

Lease Price, Lease Type: Negotiable, NNN

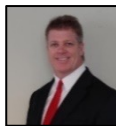
**Comments:** Prime development site on fully signalized intersection on Route 11.

Located close to Ft. Drum Main Gate #3 on busy retail and housing corridor. Join Walmart, McDonalds, AutoZone and other national retailers. Additional sites available in immediate area. Owner will sub-divide.

**READY TO MAKE A DEAL? CLICK HERE NOW!**



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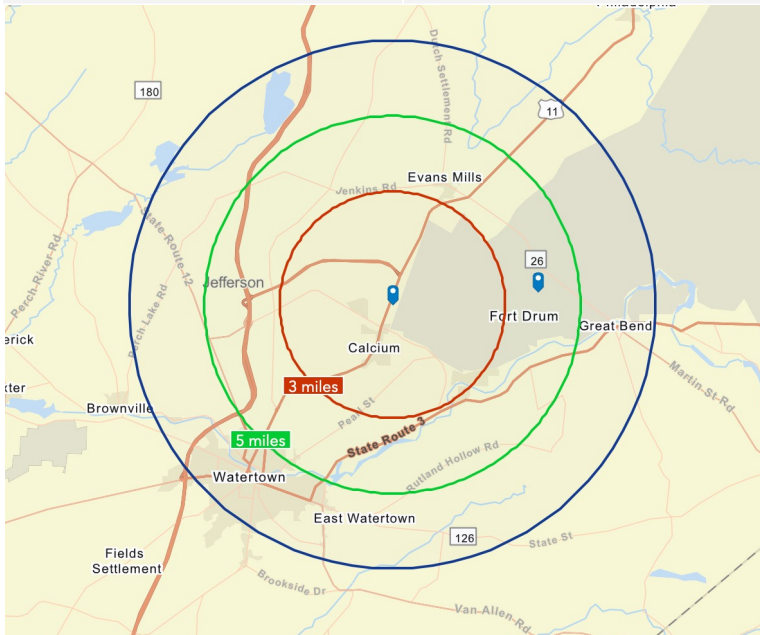


## LATITUDE

44.04269

## LONGITUDE

-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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