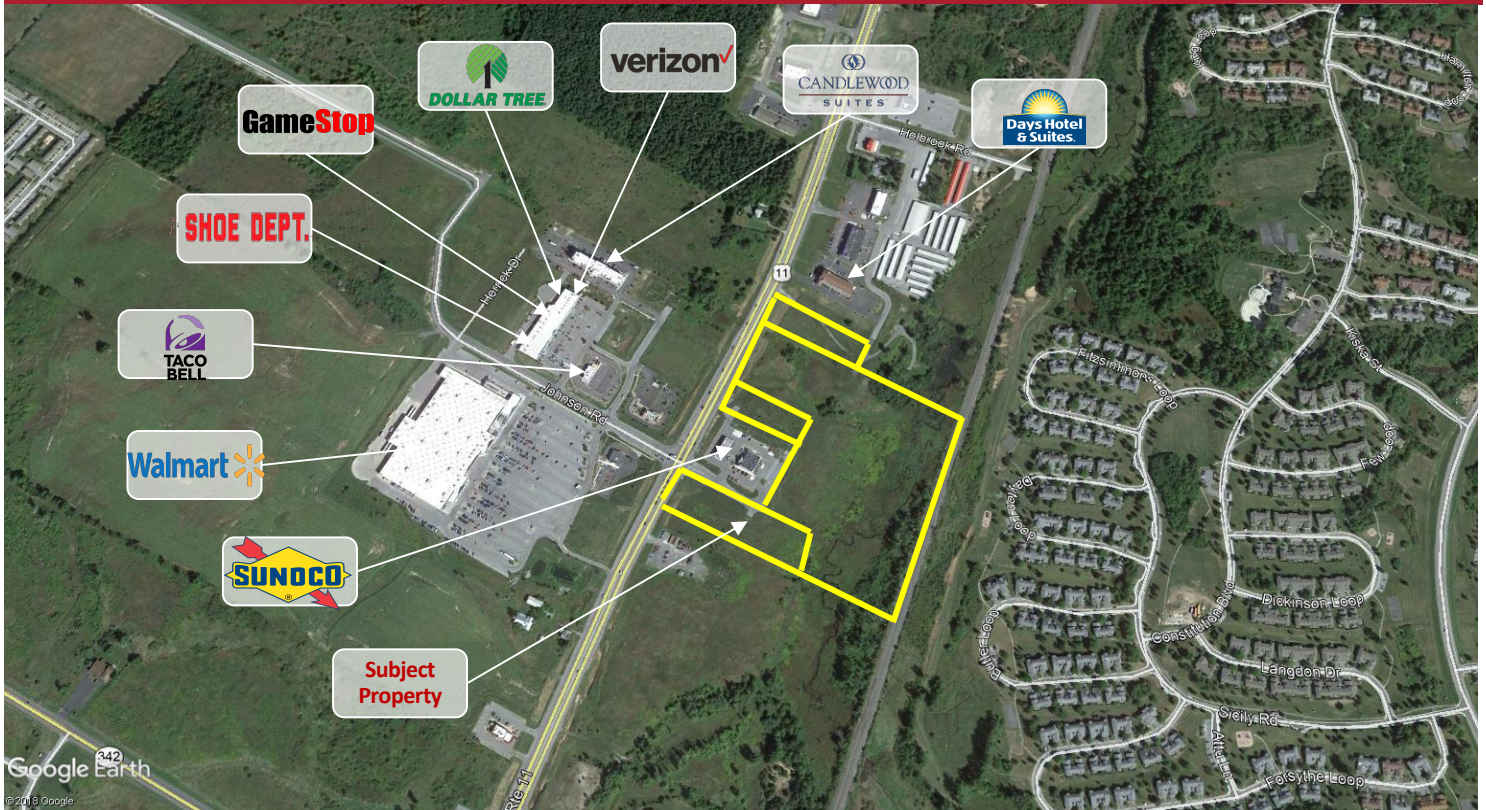


# FOR SALE OR LEASE

Route 11 Site A, LeRay, New York



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



## PROPERTY HIGHLIGHTS

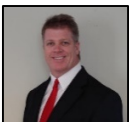
Prime development site on fully signalized intersection on Rt. 11. Located close to Ft. Drum Main Gate #3 on a busy retail and housing corridor. Join Walmart, McDonalds, AutoZone and other national retailers, Additional sites available in immediate area.

## 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	17,725	26,226	63,428
Households	5,364	9,619	24,868
Avg. HH Income	\$54,517	\$56,899	\$62,284
Daytime Population	19,001	31,452	80,389



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<b>Address:</b>	<b>Route 11</b>	<b>Cross Street:</b>	<b>Valentine Dr. (Walmart)</b>
<b>City:</b>	<b>LeRay</b>	<b>Roof Type:</b>	<b>N/A</b>
<b>State:</b>	<b>New York</b>	<b>Zoning:</b>	<b>Commercial</b>
<b>Zip:</b>	<b>13637</b>	<b>Total Assessment:</b>	<b>\$313,000.00</b>
<b>County:</b>	<b>Jefferson</b>	<b>RE Taxes:</b>	<b>TBD</b>
<b>Tax ID:</b>	<b>65.17-1-24.1</b>	<b>CAM:</b>	<b>N/A</b>
<b>Lease Type:</b>	<b>NNN</b>	<b>Space is Currently:</b>	<b>Vacant Land</b>
<b>Lease Price:</b>	<b>Negotiable</b>	<b>No. of Floors:</b>	<b>N/A</b>
<b>Sale Price:</b>	<b>\$1,250,000.00</b>	<b>Bldg. Total SF:</b>	<b>N/A</b>
<b>Year Built:</b>	<b>N/A</b>	<b>Available SF:</b>	<b>N/A</b>
<b>Parking Spaces:</b>	<b>N/A</b>	<b>Retail:</b>	<b>N/A</b>
<b>Land Size/Dimensions:</b>	<b>2.3 +/- Acres 241' Frontage on Rt. 11</b>	<b>Office:</b>	<b>N/A</b>
<b>Electricity/Amps:</b>	<b>Available at Road</b>	<b>Warehouse:</b>	<b>N/A</b>
<b>Gas Type:</b>	<b>Natural Gas</b>	<b>Other:</b>	<b>N/A</b>
<b>HVAC:</b>	<b>N/A</b>	<b>Loading Facilities:</b>	<b>N/A</b>
<b>Elevator:</b>	<b>N/A</b>	<b>Ceiling Height:</b>	<b>N/A</b>
<b>Sprinkler:</b>	<b>N/A</b>	<b>Traffic Count:</b>	<b>21,080</b>
<b>Water:</b>	<b>Public</b>	<b>Sewer:</b>	<b>Public</b>



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