FOR SALE OR LEASE



Route 11 Site A, LeRay, New York



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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COMMERCIAL REAL ESTATE SALES | LEASING | CONSULTING | DEVELOPMENT | MANAGEMENT Stewart's Ft. Drum **DOLLAR GENERAL** Shops **US Army** WAY DUNKIN Garrison Main mit Gate #3 DOLLAR TREE verizon Mittlin Loop **GameStop** SHOE DEPT CANDLEWOOD SUITES Walmart : at&t MIS **FACO** BEL Subject M Property ä Loop Casino SJO-Dutt © 2013 Google Image © 2013 New York GIS MICROTEL nice n e BY M 44-02'36 40" N 75-49'43 10" W elev 497 ft 1994 Date: 3/31/2006 2.

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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Address:	Route 11	Cross Street:	Valentine Dr. (Walmart)
City:	LeRay	Roof Type:	N/A
State:	New York	Zoning:	Commercial
Zip:	13637	Total Assessment:	\$313,000.00
County:	Jefferson	RE Taxes:	TBD
Tax ID:	65.17-1-24.1	CAM:	N/A
Lease Type:	NNN	Space is Currently:	Vacant Land
Lease Price:	Negotiable	No. of Floors:	N/A
Sale Price:	\$1,250,000.00	Bldg. Total SF:	N/A
Year Built:	N/A	Available SF:	N/A
Parking Spaces:	N/A	Retail:	N/A
Land Size/Dimensions:	2.3 +/- Acres 241' 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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