

# FOR SALE | DEVELOPMENT OPPORTUNITY

Route 202, Watertown, New York



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



## PROPERTY HIGHLIGHTS

Parcel Size: 8 ± acres | 600' x 600'

Zoning: Neighborhood Commercial

Tax Parcel ID: 81.11-1-35.225

Sale Price: Negotiable

Taxes: 3,932.16 ±

**Comments:** 8 ± acres of development land for sale in busy retail corridor. Adjacent to Sam's Club and Walmart. High Traffic & Visibility. Easy access to major roads and highways. Close proximity to Salmon Run Mall.

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



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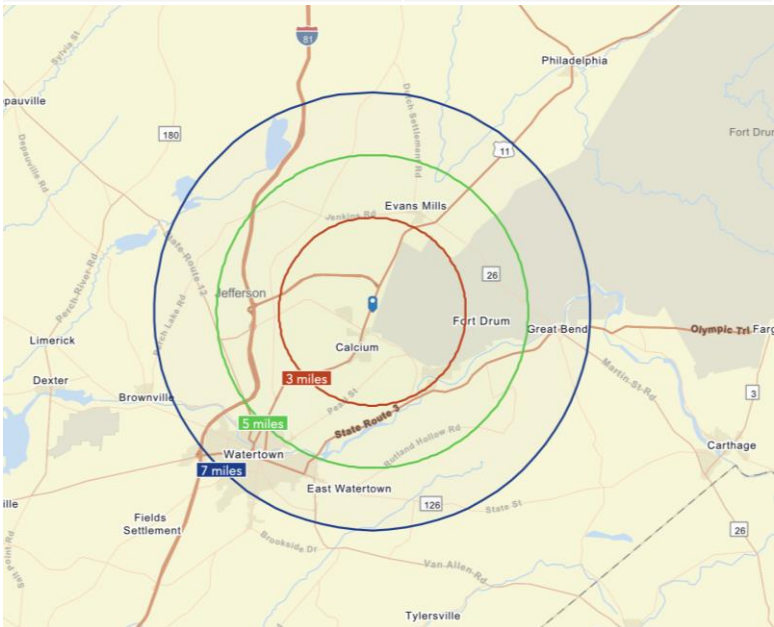


## LATITUDE

43.98363

## LONGITUDE

-75.96141



## DEMOGRAPHICS

By Radius	3 Mile	5 Mile	7 Mile
Population	19,990	36,990	44,902
Households	8,477	15,117	18,162
Median HH Income	\$44,853	\$46,762	\$50,032
Daytime Population	28,449	44,065	27,417
Businesses	1,335	1,887	2,019
Employees	21,230	27,524	28,742

SOURCE: ESRI Report 4/12/2021

## TRAFFIC COUNTS

Roadway	Volume Count
I-787	19,560 AADT



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