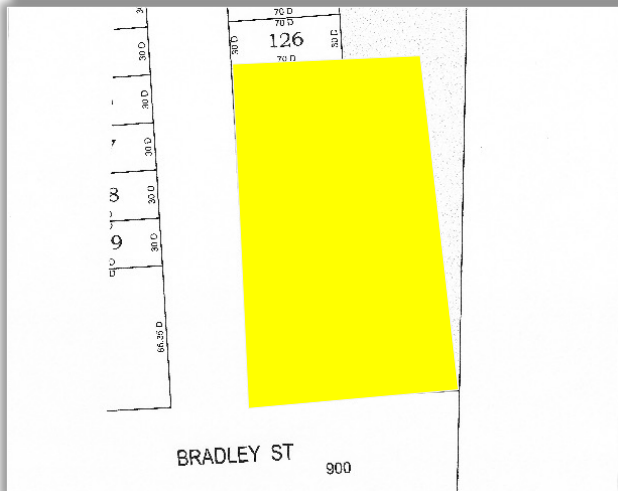


FOR LEASE | RE-DEVELOPMENT SITE

195 Bradley Street, Watertown, New York



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



PROPERTY HIGHLIGHTS

- ◆ 2 ± acre development site
- ◆ 200' ± frontage on Bradley Street
- ◆ Owner will build to suit
- ◆ .5 mile to Route 81
- ◆ Corner location

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



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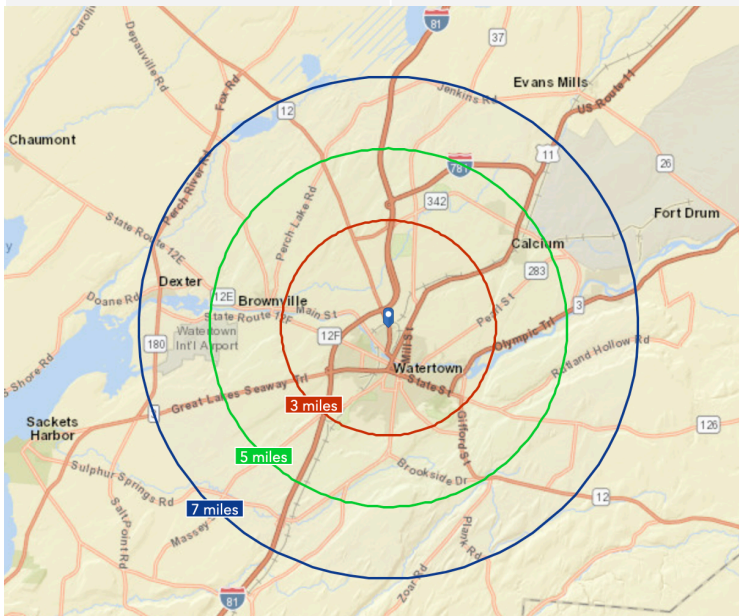


LATITUDE

43.99353

LONGITUDE

-75.91576



DEMOGRAPHICS

By Radius	3 Mile	5 Mile	7 Mile
Population	29,870	38,818	57,304
Households	12,320	15,843	21,932
Median HH Income	\$39,914	\$42,546	\$43,527
Daytime Population	42,910	52,857	66,950
Businesses	1,668	2,038	2,296
Employees	25,122	29,555	32,041

SOURCE: ESRI Report 8/13/2019

TRAFFIC COUNTS

Road	Volume Count
Bradley Street	6,240 AADT



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PROPERTY OVERVIEW

Legal Address:	195 Bradley Street Watertown, New York 13601 Jefferson County
Nearest Cross Street:	Hazelhurst Avenue
Tax Parcel ID:	1-13-128,129,130,131,132,133
Proximity to Highway:	½ ± mile to Route 81
Public Transportation:	No
Parcel Size / Frontage	2 ± acres / 200 ± frontage
Parking Spaces	N/A
Year Built/ Last Renovated	N/A
Total Building Area:	N/A
Available Space:	2 ± acres
HVAC:	N/A
Sprinkler System:	N/A
Utilities:	On-site
Signage:	Yes
Ceiling Height:	N/A
Loading Facilities:	N/A
Zoning:	LI- Light Industrial
Sale Price:	N/A
Lease Rate:	TBD
Lease Type:	N-N-N
CAM/INS/RE TAXES	TBD



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