

FOR SALE OR LEASE | RETAIL SPACE

21082 Pioneer Plaza Drive, Watertown, New York



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



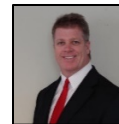
PROPERTY HIGHLIGHTS

- ◆ Prime retail space in the heart of retail corridor
- ◆ Located at signalized intersection
- ◆ Easy access from I-81 at Exit 45
- ◆ Located in close proximity to Fort Drum US Army base
- ◆ Shadow anchored by Hannaford Supermarket

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



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Syracuse, New York 13212

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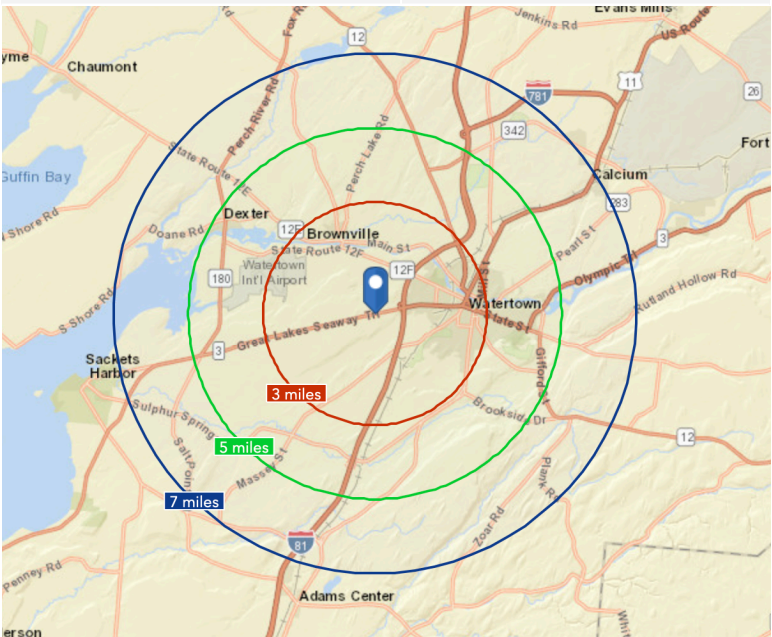
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LATITUDE LONGITUDE

43.97240

-75.95558



DEMOGRAPHICS

By Radius	3 Mile	5 Mile	7 Mile
Population	25,495	37,198	44,853
Households	10,592	14,946	17,828
Median HH Income	\$39,435	\$41,977	\$43,789
Daytime Population	40,527	51,120	56,130
Businesses	1,590	1,970	2,139
Employees	24,560	29,013	30,399

SOURCE: ESRI Report 10/9/2019

TRAFFIC COUNTS

Roadway	Volume Count
Pioneer Plaza Drive	22,310 AADT



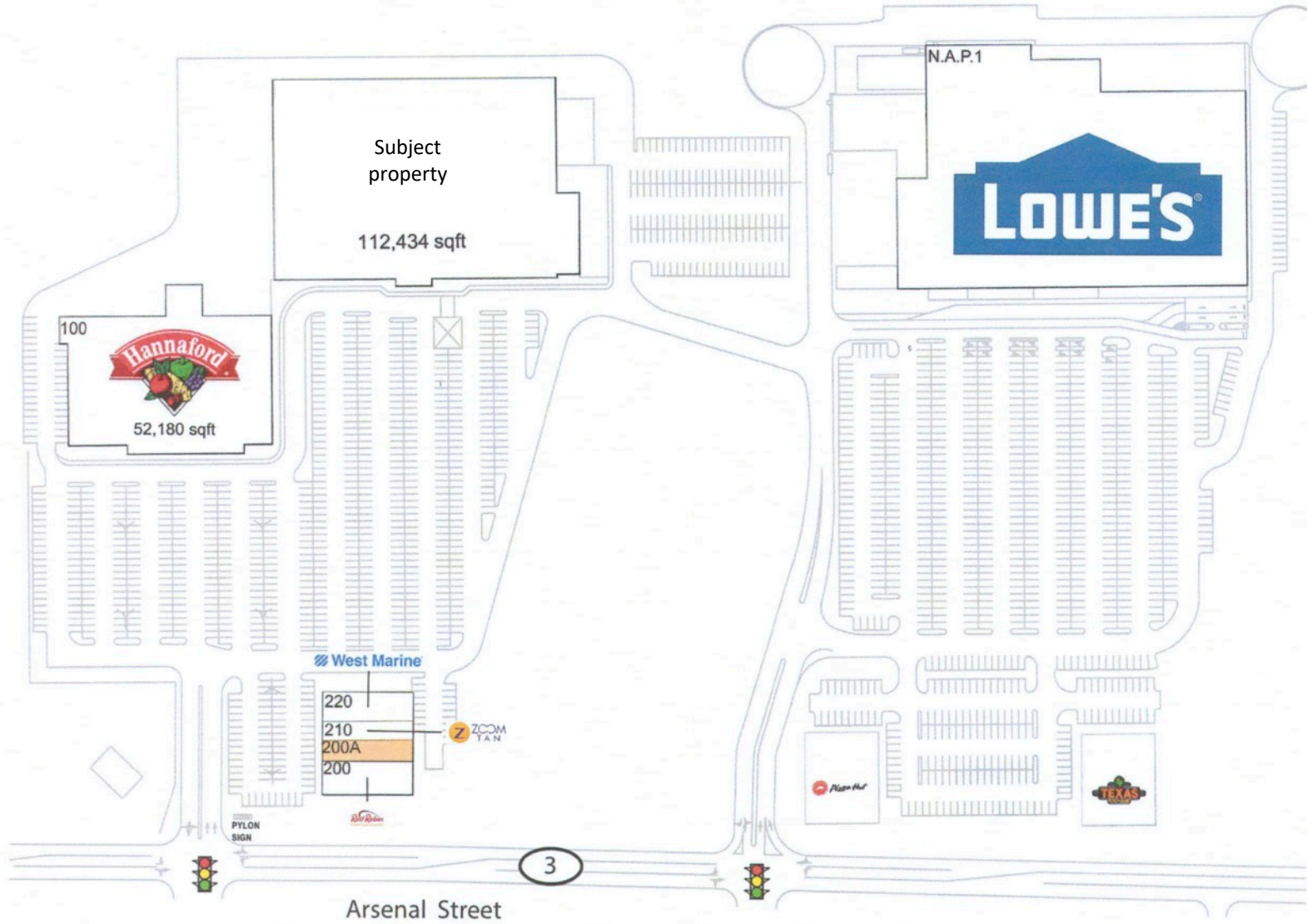
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PROPERTY OVERVIEW

Common Name:	Former Kmart
Legal Address:	21082 Pioneer Plaza Drive Watertown, New York 13601 Jefferson County
Nearest Cross Street:	NYS Route 81
Tax Parcel ID:	82.11-1-69
Proximity to Highway:	¼ ± mile I-81
Public Transportation Access:	Yes
Parcel Size:	3.57 ± acres
Parking Spaces:	TBD
Year Built	1993
Total Building Area:	112,434 ± SF
Available Space:	112,434 ± SF
HVAC:	Yes
Sprinkler System:	Yes
Utilities:	Gas & electric
Signage:	Pylon
Ceiling Height:	13.9' ±
Loading Facilities:	Yes
Zoning:	Neighborhood Commercial (C)
Sale Price:	Negotiable
Lease Rate:	\$ 4.00
Lease Type:	N-N-N
CAM/INS/RE TAXES	\$ 2.04 SF



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