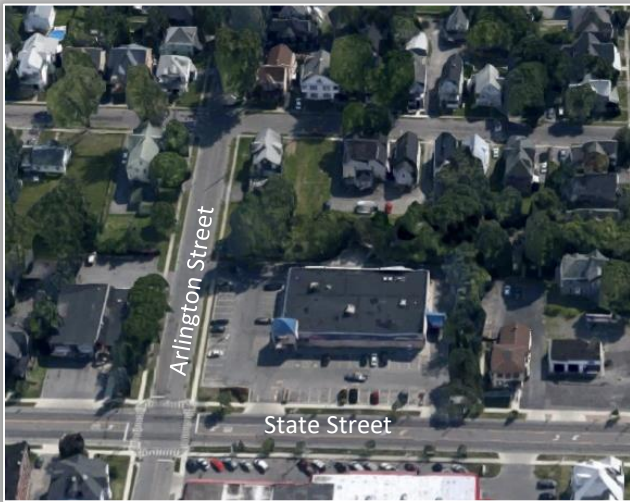


FOR SALE OR LEASE | RETAIL OR RE-DEVELOPMENT

842 State Street, Watertown, New York



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



PROPERTY HIGHLIGHTS

Available Space: 11,180 ± SF

Parcel Size: 1.2 ± acres (237' x 193')

Parking Spaces: 46 ±

Sprinkler: No

Zoning: Neighborhood Business (Opportunity Zone)

Tax Parcel ID: 12-06-326.000

Sale Price: TBD

Lease Price: \$10.00 PSF

Lease Type: NNN

Annual Property Taxes: \$39,293.00 ±

AADT: 13,677 ±

Comments: Former Rite Aid Pharmacy with drive-thru located on State Street/NYS Route 12. Retail or adaptable for re-development.

READY TO MAKE A DEAL? CLICK HERE NOW!



Patrick V. Agen
Licensed Associate Real Estate Broker
315.736.1555 x 304
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5 Oxford Road
New Hartford, New York 13413

151 Northern Concourse
Syracuse, New York 13212

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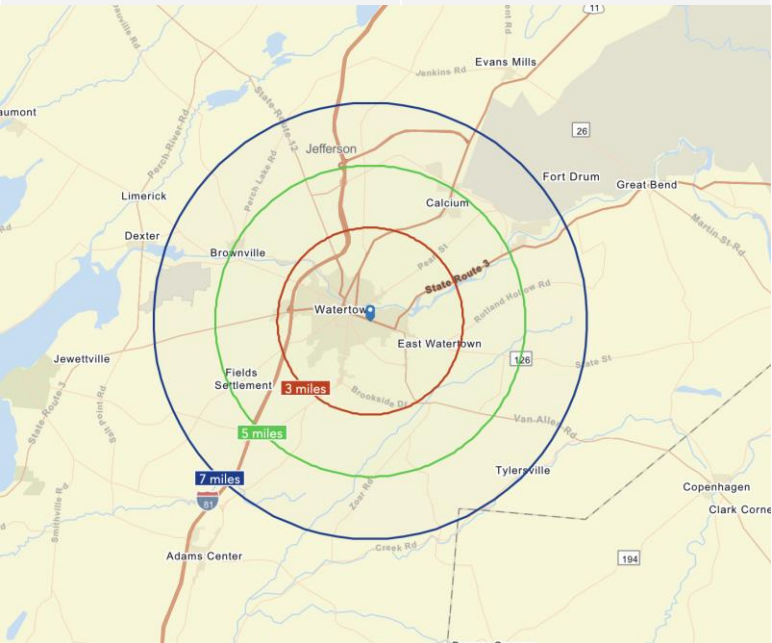
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LATITUDE LONGITUDE

43.97113

-75.89743



DEMOGRAPHICS

By Radius	3 Mile	5 Mile	7 Mile
Population	28,427	37,384	55,692
Households	11,980	15,245	21,534
Median HH Income	\$43,656	\$47,410	\$49,439
Daytime Population	35,619	44,623	60,660
Businesses	1,604	1,869	2,139
Employees	23,222	27,273	30,576

SOURCE: ESRI Report 1/21/21

TRAFFIC COUNTS

Roadway	Volume Count
Rutland Street N.	14,618 AADT



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