FOR SALE OR LEASE | RETAIL OR RE-DEVELOPMENT

842 State Street, Watertown, New York



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







Patrick V. Agen Licensed Associate Real Estate Broker 315.736.1555 x 304 pvagen@PaviaRealEstate.com

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!

151 Northern Concourse Syracuse, New York 13212 PaviaRealEstate.com MAIN: 315.736.1555



5 Oxford Road New Hartford, New York 13413

All information furnished, regarding property for sale, rental or financing is from sources deemed reliable, but no warranty or representation is made as to the accuracy thereof and same is submitted subject to errors, change of price, rental or conditions prior sale, lease or financing or withdrawal without notice

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LATITUDE	LONGITUDE
43.97113	-75.89743
Jewettville Jewett	Calcium Van Alle Sate WaterTown U20 Sate WaterTown U20 Sate Sate Sate Sate Copenhagen Clark Corne

DEMOGRAPHICS

TRAFFIC COUNTS

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

SOURCE: ESRI Report 1/21/21

Roadway	Volume Count
Rutland Street N.	14,618 AADT
1 Northern Concourse	PaviaRealEstate.com



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