

# 87 MAIN ST

87 Main St  
Massena, NY 13662



## PROPERTY DESCRIPTION

Former Rite Aid Pharmacy available for lease or redevelopment. The building is located in a high visibility corner lot with multiple curb cuts in downtown Massena, NY with multiple local and national retailers in close proximity.

## LOCATION DESCRIPTION

The available building is located in downtown Massena, NY. Located in the North Country region of Upstate New York, Massena pulls from multiple small towns and communities along the St. Lawrence River in Upstate New York. Nearby national retailers of note include Home Depot, Walmart, TJ Maxx, Price Chopper, ALDI, KFC, Dollar Tree, Dollar General, Burger King, McDonalds, Walgreens, and Dairy Queen.

## PROPERTY HIGHLIGHTS

- Corner lot
- High visibility location

SPACES	LEASE RATE	SIZE (SF)
For Lease	Negotiable	11,130

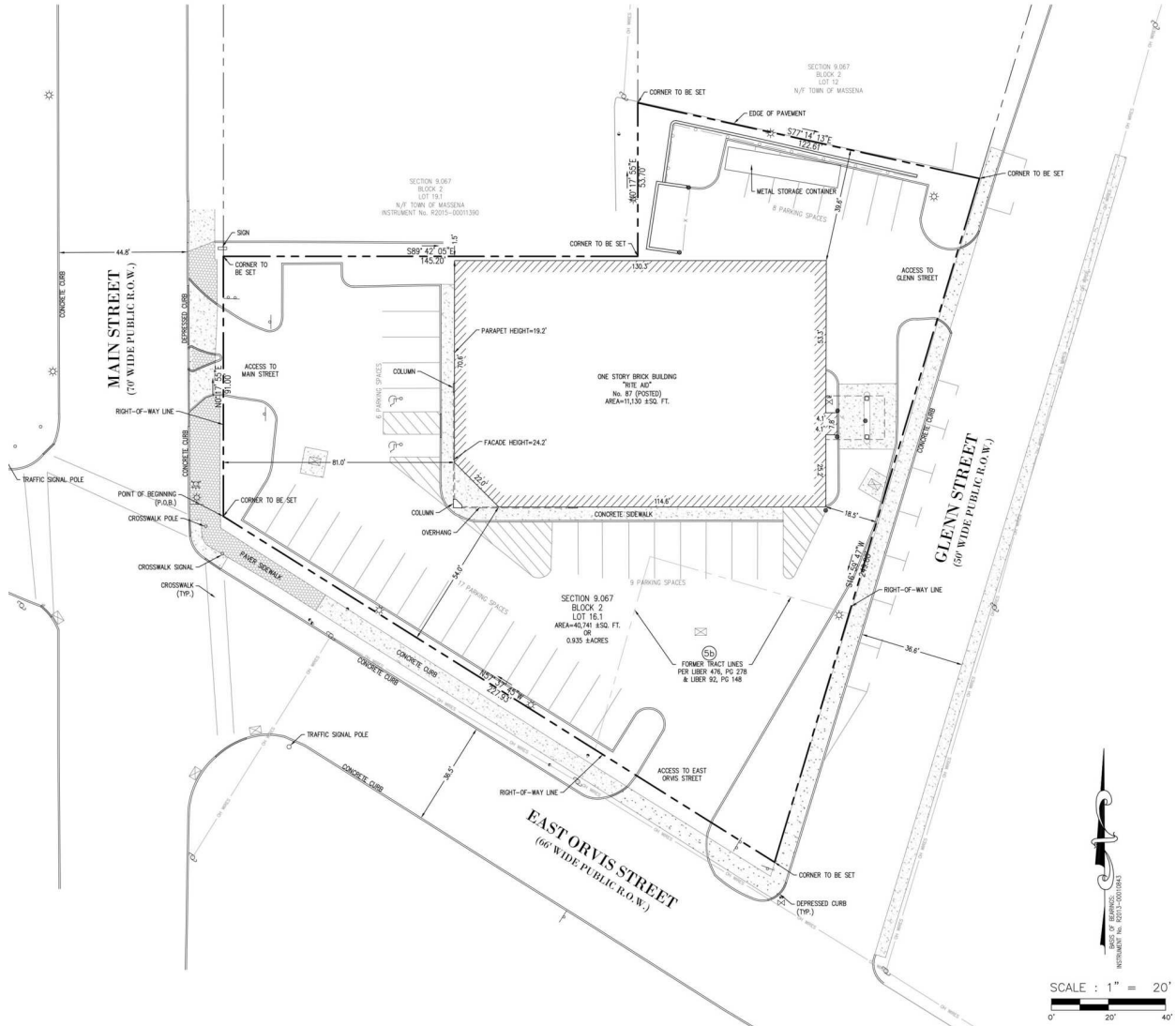


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NY #10491202934



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## LEASE INFORMATION

Lease Type:	NNN	Lease Term:	Negotiable
Total Space:	11,130 SF	Lease Rate:	Negotiable

## AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
For Lease	Available	11,130 SF	NNN	Negotiable	-



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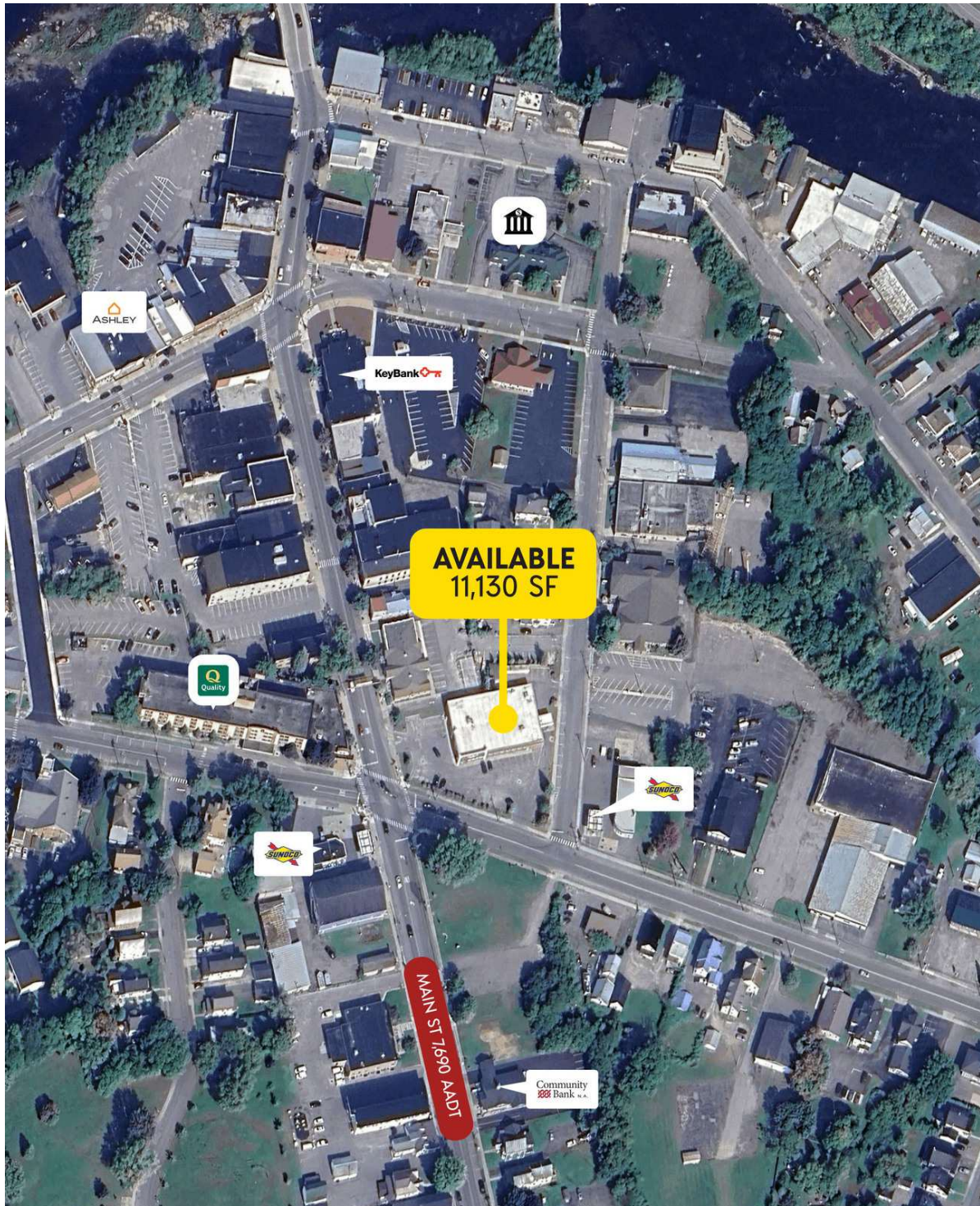
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DEMOGRAPHICS	3 MI	5 MI	7 MI	20 MIN
<b>Population</b>				
<b>2025 Estimated Population</b>	<b>11,362</b>	<b>13,377</b>	<b>15,553</b>	<b>16,014</b>
2030 Projected Population	10,647	12,570	14,664	15,125
2020 Census Population	12,482	14,785	17,131	17,635
2010 Census Population	13,094	15,326	17,635	18,085
2025 Median Age	41.9	42.3	42.4	42.1
<b>Households</b>				
<b>2025 Estimated Households</b>	<b>4,999</b>	<b>5,850</b>	<b>6,762</b>	<b>6,928</b>
2030 Projected Households	4,747	5,566	6,452	6,625
2020 Census Households	5,507	6,449	7,415	7,595
2010 Census Households	5,578	6,492	7,443	7,590
<b>Race and Ethnicity</b>				
2025 Estimated White	93.5%	93.6%	93.7%	92.8%
2025 Estimated Black or African American	0.7%	0.7%	0.7%	0.7%
2025 Estimated Asian or Pacific Islander	1.2%	1.1%	1.1%	1.0%
2025 Estimated American Indian or Native Alaskan	1.2%	1.2%	1.2%	1.8%
2025 Estimated Other Races	3.3%	3.3%	3.3%	3.8%
2025 Estimated Hispanic	2.0%	2.0%	1.9%	1.9%
<b>Income</b>				
2025 Estimated Average Household Income	\$75,654	\$79,295	\$82,260	\$79,789
<b>2025 Estimated Median Household Income</b>	<b>\$58,063</b>	<b>\$61,275</b>	<b>\$62,887</b>	<b>\$61,768</b>
2025 Estimated Per Capita Income	\$33,447	\$34,840	\$35,909	\$34,664
<b>Education (Age 25+)</b>				
2025 Estimated High School Graduate	35.8%	36.3%	36.2%	36.2%
2025 Estimated Some College	17.0%	16.5%	16.5%	16.9%
2025 Estimated Associates Degree Only	11.5%	11.9%	12.3%	12.7%
2025 Estimated Bachelors Degree Only	13.6%	13.1%	13.1%	12.8%
2025 Estimated Graduate Degree	10.7%	10.7%	10.7%	10.1%
<b>2025 Estimated College Educated</b>	<b>52.8%</b>	<b>52.2%</b>	<b>52.6%</b>	<b>52.5%</b>
<b>Business</b>				
2025 Estimated Total Businesses	416	434	447	496
<b>2025 Estimated Total Employees</b>	<b>6,965</b>	<b>7,138</b>	<b>7,219</b>	<b>8,226</b>
2025 Estimated Employee Population per Business	16.8	16.4	16.1	16.6
2025 Estimated Residential Population per Business	27.3	30.8	34.8	32.3



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