

September 2026

**Empire
Mgt. Co.**

University Mall
5933 Route 11
Canton, New York 13617

FOR LEASE: 5,200 SF & PAD SITE
Pad Site for Future Development



David C. Muraco
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PROPERTY HIGHLIGHTS

Located within University Mall at the intersection of
Route 11 and 310!

Drawing on 4 Colleges within 10 miles!

SUNY Canton (Less than 2 miles away): 3,825 undergraduate students.

St. Lawrence University (Less than 1/2 mile away): 2,464 undergraduate students.

Potsdam University (Approx. 15 minutes away): 3,850 undergraduate students.

Clarkson University (Approx. 15 minutes away): 3,257 undergraduate students.



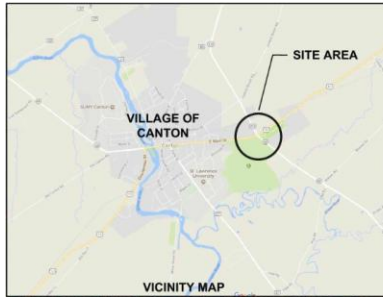
Property Highlights Continued

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- ❖ Pad Site Available
- ❖ \$16 PSF NNN for Inline Space
- ❖ Potential Fast Food Drive Thru! Willing to Build to Suit!
- ❖ Strong Anchor Tenants!
- ❖ Surrounded by National Chains
- ❖ Located Right at Plaza Entrance on Route 11





AVAILABLE
SPACE!



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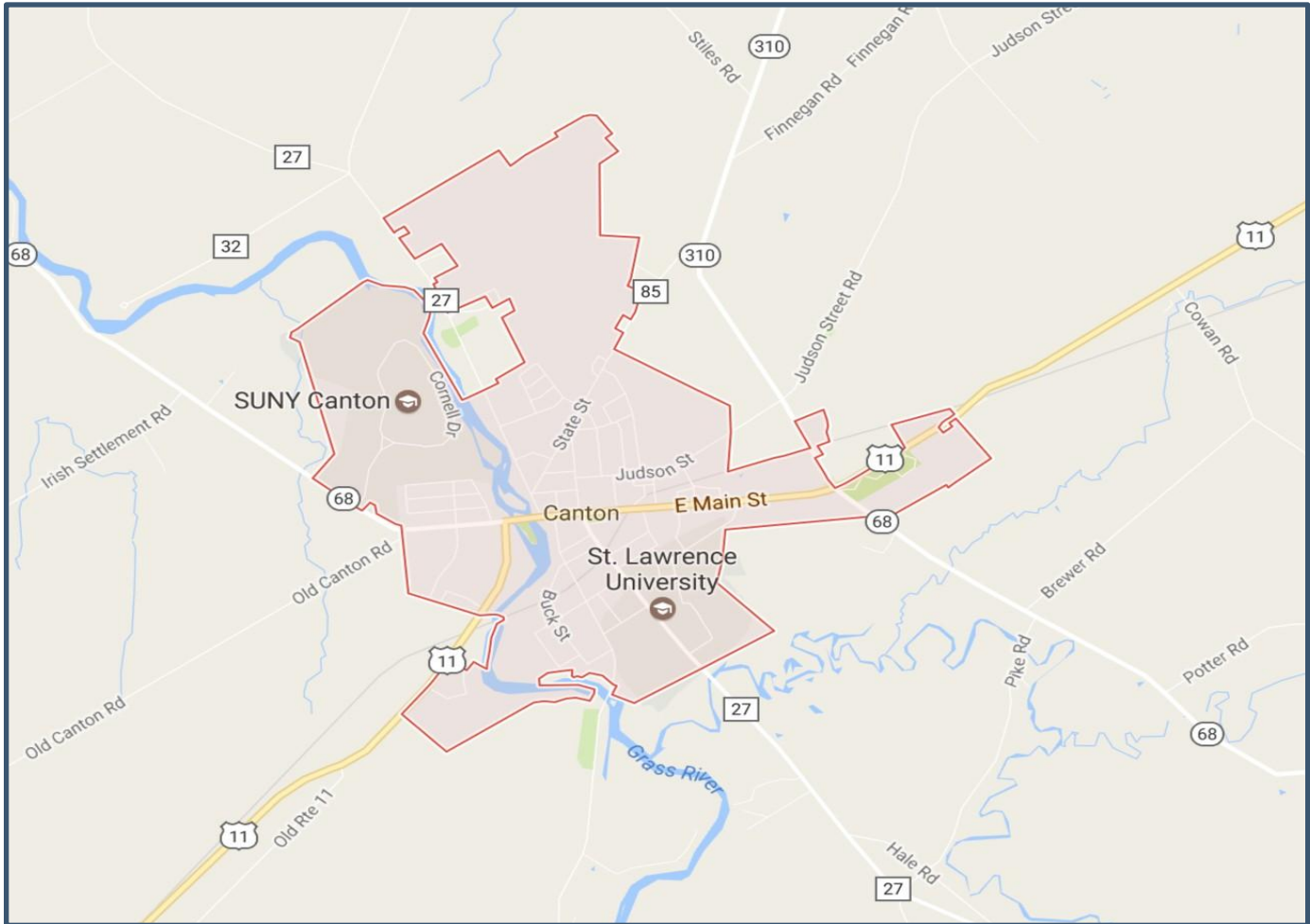


Available - Former Asian Buffet

5,200 SF







LOCATION INFORMATION

Traffic Count: 20,000 +/- Daily*

Zoning: Commercial

Two means of Ingress Egress

Canton, NY is located in the foothills of the Adirondacks in St. Lawrence County. St. Lawrence County is home to 111,944 people with Canton Being the Center of the community and commerce.*

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**Please Contact For Pricing And
Additional Information.**

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