



1 ACRE
FOR SALE

LEASING CONTACT MANAGING BROKER

SHANNON OLDER
518.785.8200
solder@atlanticretail.com

TED GILDEA
617.369.5914
tgildea@atlanticretail.com

PROJECT HIGHLIGHTS

- One (1) acre available for sale on Route 104.
- Parcel has +/- 160' of frontage.
- Property offers two curb cuts into the site, one with signalized access.
- Surrounded by regional big boxes and daily needs retail.
- Excellent exposure.

DEMOGRAPHICS



TOTAL HOUSEHOLDS

3 MILES	5 MILES	7 MILES
8,759	11,122	13,004



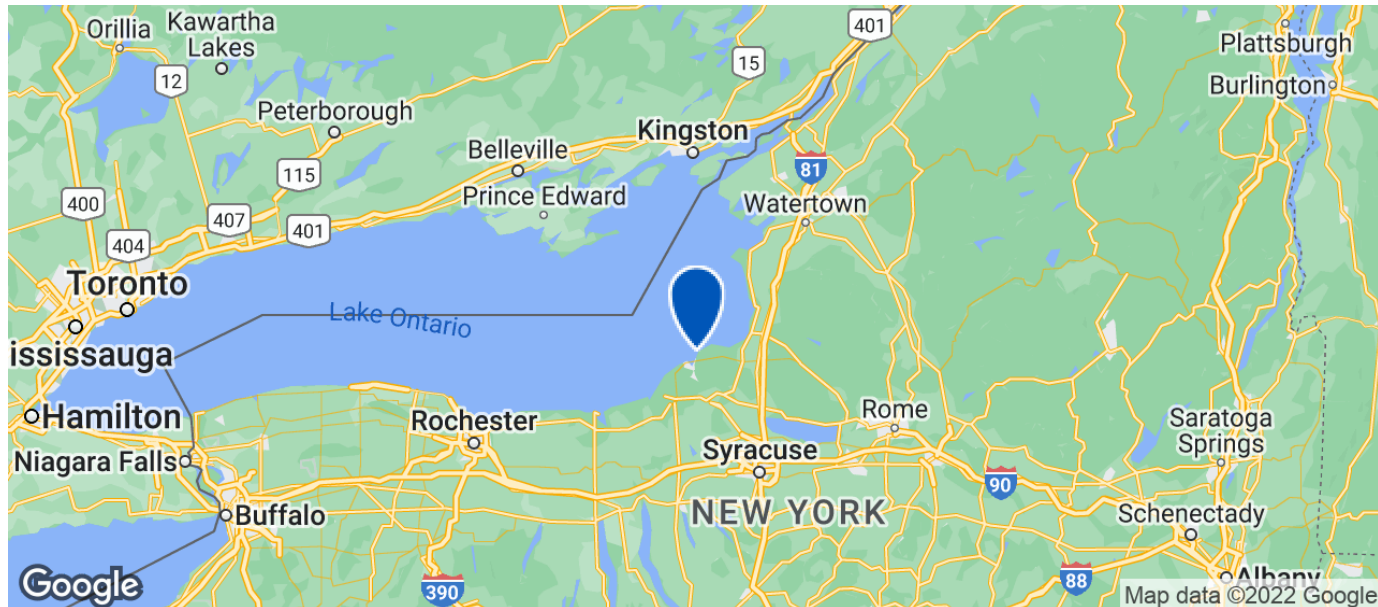
TOTAL POPULATION

3 MILES	5 MILES	7 MILES
19,754	29,298	34,051



AVERAGE INCOME

3 MILES	5 MILES	7 MILES
\$77,980	\$81,289	\$84,193



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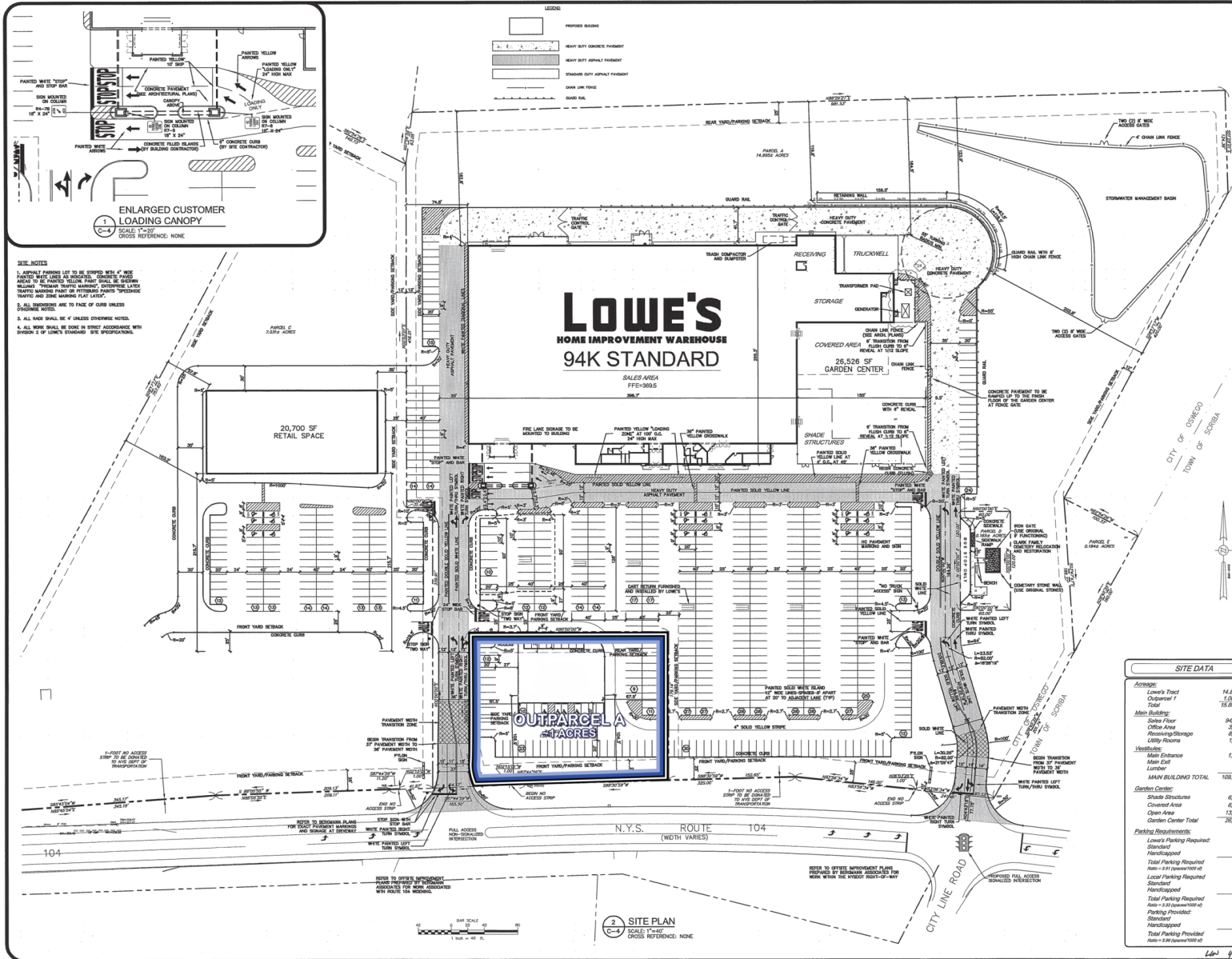
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ENLARGED CUSTOMER LOADING CANOPY
SCALE: 1/8" = 1'-0"
CROSS REFERRED: NONE

- SEE NOTES**
1. PARKING SPACES TO BE SERVED WITH 4" DEEP PAVER WITH CURB AS SHOWN. CONCRETE PAVES SHALL BE 4" THICK WITH 1" REINFORCING BARS. TRAFFIC MARKING SHALL BE APPLIED TO ALL TRAFFIC MARKING PARTS OF PAVED AREAS. TRAFFIC MARKING SHALL BE APPLIED TO ALL TRAFFIC MARKING PARTS OF PAVED AREAS. TRAFFIC MARKING SHALL BE APPLIED TO ALL TRAFFIC MARKING PARTS OF PAVED AREAS.
 2. ALL DIMENSIONS ARE TO FACE OF CURB UNLESS OTHERWISE NOTED.
 3. ALL WORK SHALL BE DONE IN ACCORDANCE WITH SECTION 2 OF LOWE'S STANDARD SPECIFICATIONS.

LOWE'S
HOME IMPROVEMENT WAREHOUSE
94K STANDARD
SALES AREA
GARDEN CENTER

SITE DATA

Acres:	14.885 acres
Lowes Tract:	1.004 acres
Outparcel 1:	10.881 acres
Total:	11.885 acres
Main Building:	
Sales Floor:	84,838 S.F.
Office Area:	3,547 S.F.
Inventory/Storage:	4,803 S.F.
Utility/Alcove:	1,367 S.F.
Total:	94,555 S.F.
Garden Center:	
Main Entrance:	1,122 S.F.
Main Exit:	300 S.F.
Landscape:	480 S.F.
TOTAL:	1,902 S.F.
MAIN BUILDING TOTAL:	106,457 S.F.
Garden Center:	
Shade Structures:	6,308 S.F.
Covered Area:	6,881 S.F.
Open Area:	13,319 S.F.
Garden Center Total:	26,508 S.F.
Parking Requirements:	
Lowes Parking Required:	418
Standard:	12
Total Parking Required:	430
Note: 1.004 acres @ 40	
Local Parking Required:	368
Standard:	0
Total Parking Required:	368
Note: 1.004 acres @ 40	
Rounded:	424
Handicapped:	12
Total Parking Provided:	430
Note: 1.004 acres @ 40	

WATERMATES COMMONS
444 NYS ROUTE 104 EAST
OSWEGO COUNTY, NEW YORK

THE WATERMATES OSWEGO COMPANY, LLC
1000 W. WATSON STREET
OSWEGO, NY 13127

SITE PLAN

DATE	DATE	DATE	DATE	DATE	DATE
02/09/11	01/22/2003	11/14/07			
PROJECT	DATE	SCALE	DATE	SCALE	DATE
4 OF 17	02/09/11	1" = 40'	01/22/2003	1" = 40'	11/14/07

C-4

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