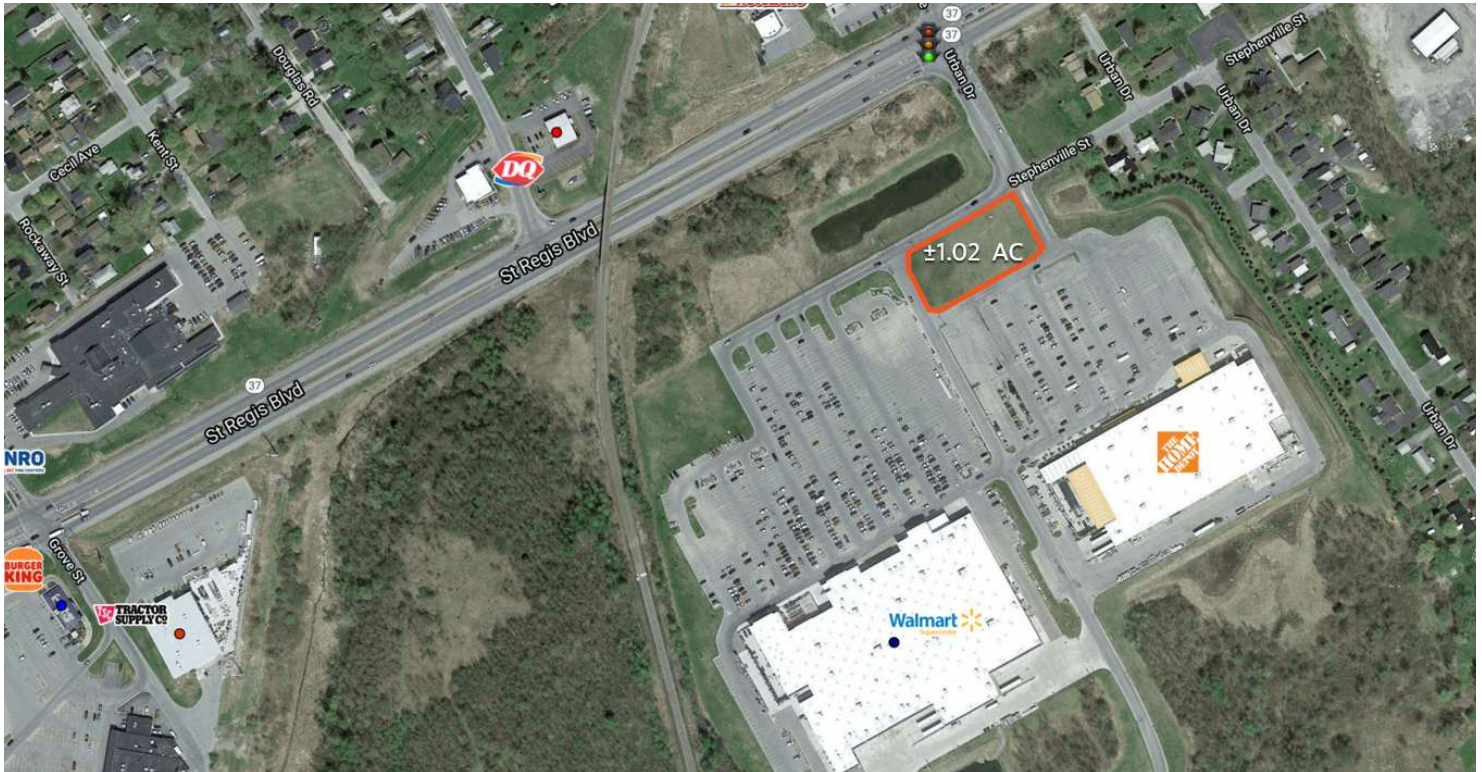




# ±1.02 AC MASSENA, NY

41 Stephenville St., Massena, NY 13662

## Property Summary



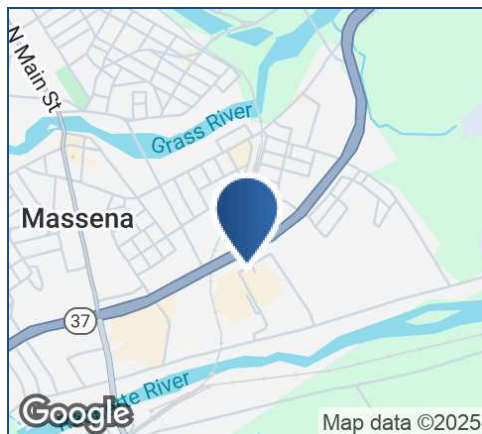
### DAILY TRAFFIC CONDITIONS

TRAFFIC COUNT	DAILY TRAFFIC
COUNT	11,605
STREET	St. Regis Blvd.

\* Figures shown represent estimates

### DEMOGRAPHICS - 2025

DEMOGRAPHICS	3 MILE	5 MILE	7 MILE
Estimated Population	11,302	13,946	15,764
Average HH Income	\$75,215	\$79,327	\$82,042
Estimated Households	4,963	6,080	6,841



### PROPERTY HIGHLIGHTS

- Regional retail area
- Excellent visibility and traffic signal access from Route 37
- Outparcel to The Home Depot and Walmart
- Join area retailers: The Home Depot, Walmart, BJ's Wholesale Club, ALDI, Tractor Supply Co., JCPenney, Price Chopper, Ashley Furniture, Big Lots, Aaron's, Hannaford Supermarket, TJ Maxx, Advance Auto Parts, Dollar Tree, AutoZone, and Walgreens
- Nearby restaurants include McDonald's, Burger King, Dairy Queen, Pizza Hut, Tim Hortons, Wendy's, and Taco Bell



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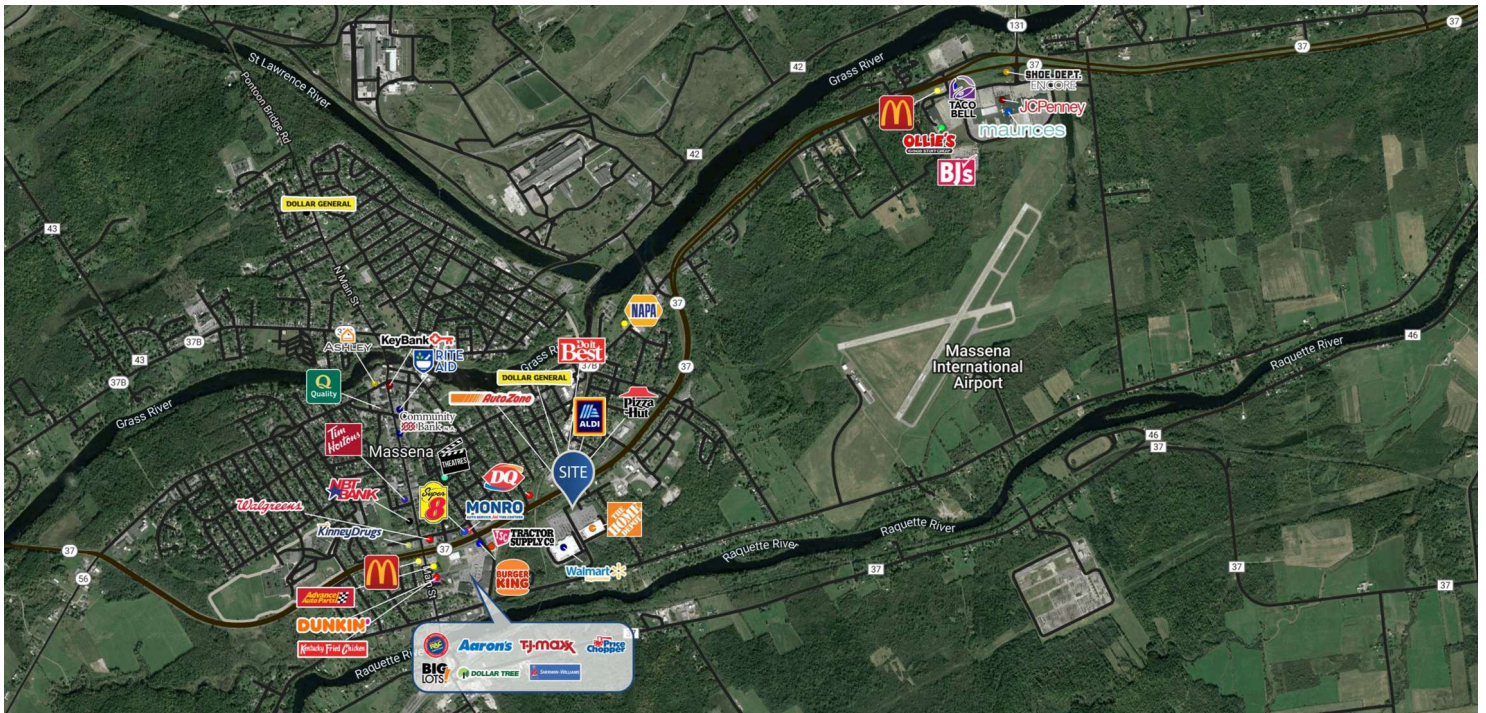




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### Location Maps



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