



21890 TOWNE CENTER DRIVE | WATERTOWN, NY

TOWNE CENTER AT WATERTOWN

5,071 SF PAD SITE AVAILABLE | FOR LEASE

PROJECT DETAILS

WATERTOWN, NY • 5,071 SF PAD SITE AVAILABLE • RETAIL, MEDICAL, RESTAURANT

PROPERTY HIGHLIGHTS

- 5,071 SF building at signalized entrance off Route 3 with ample parking. Pad site to Target anchored power center also tenanted by Kohl's, a new Dick's Sporting Goods, TJ Maxx, Petco, Ulta and Old Navy.
- The site offers cross access with The Plaza at Salmon Run, anchored by Lowe's Home Improvement.
- The building is subdivisible and accommodates a drive thru concept.
- Available immediately. Delivered with new HVAC units in cold dark shell condition.

OFFERING SUMMARY

LEASE RATE	\$35.00 PSF NNN + \$4.19 PSF - CAM \$2.28, Ins \$0.43, Tax \$1.48 (2024)
BUILDING SIZE	5,071 SF
ZONING	NC: Neighborhood Commercial

DEMOGRAPHICS

TOTAL POPULATION

1 MILE	3 MILES	5 MILES
1,512	20,645	35,037

DAYTIME POPULATION

1 MILE	3 MILES	5 MILES
4,926	33,495	46,186

TOTAL HOUSEHOLDS

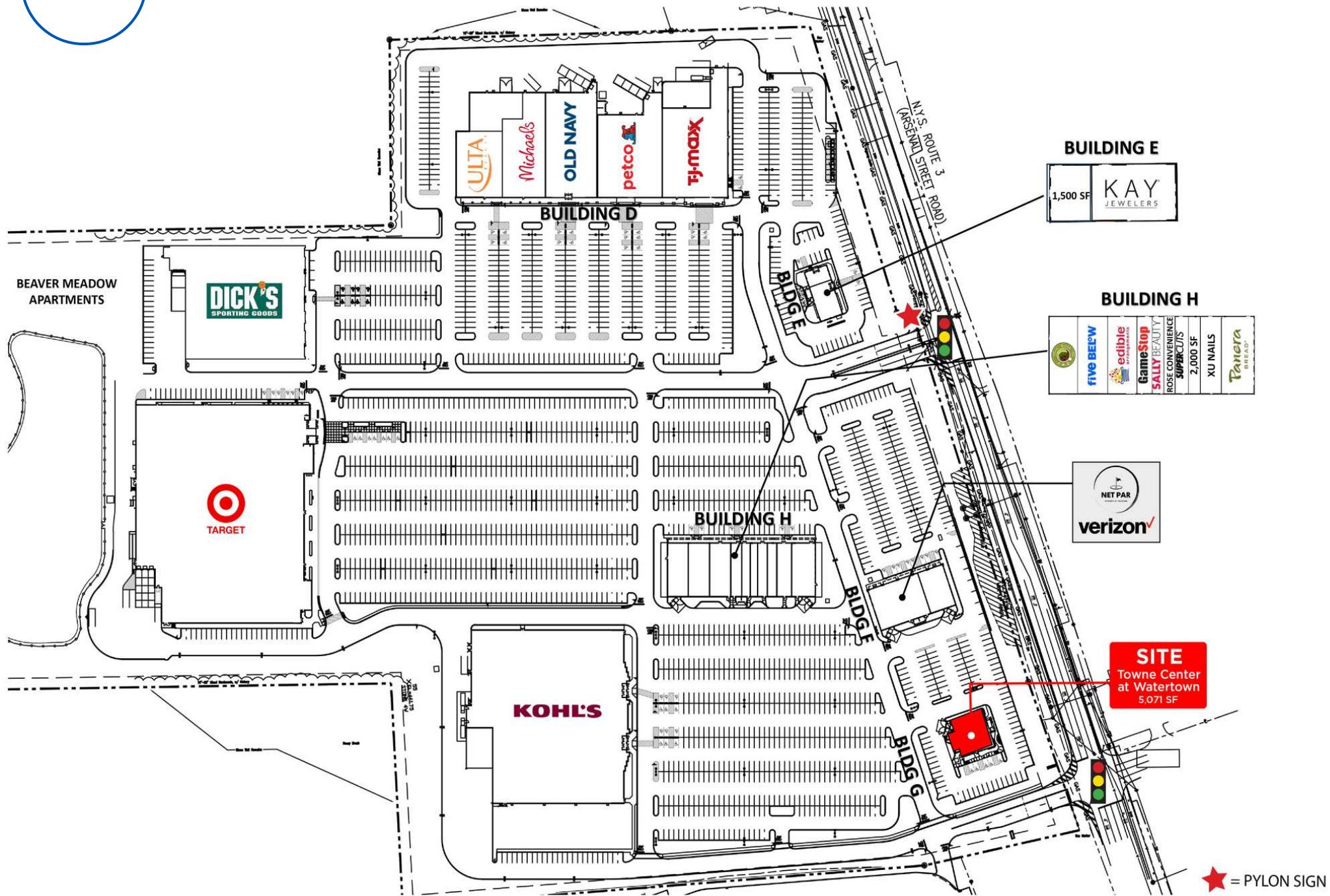
1 MILE	3 MILES	5 MILES
781	9,578	15,346

MEDIAN HH INCOME

1 MILE	3 MILES	5 MILES
\$67,172	\$52,644	\$54,572



SITE PLAN



CONCEPT
PLAN

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