

**Fort Drum**  
 16.9 Miles | 20 Minutes  
 15,000 Assigned Military Soldiers  
 16,000 Family Members  
 15,000 Trained Military Soldiers  
 26,000 Retirees & Family  
 3,700 Civilian Employees  
 80,000 Total Supported Population



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<br>- 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  |

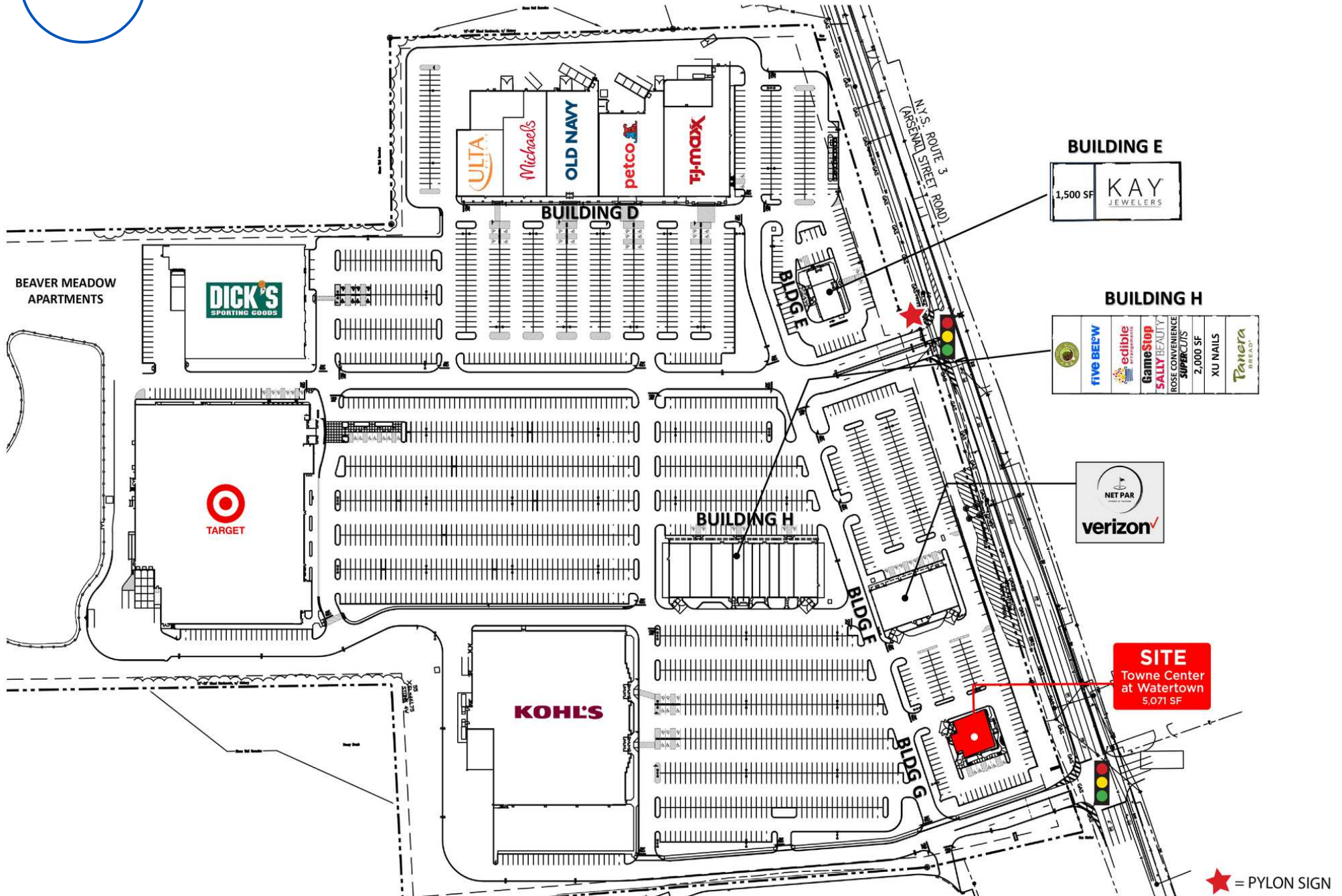
#### MEDIAN HH INCOME

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



# SITE PLAN

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CONCEPT  
PLAN

TOWNE CENTER AT WATERTOWN • 5,071 SF PAD SITE AVAILABLE • RETAIL, MEDICAL, RESTAURANT

