

# FOR SALE OR LEASE | DEVELOPMENT SITE

20557 Route 3, Watertown, New York



COMMERCIAL REAL ESTATE SALES | LEASING | CONSULTING | DEVELOPMENT | MANAGEMENT



## PROPERTY HIGHLIGHTS

Available Space: 0.70 ± acres

Frontage: 120' ±

Zoning: Neighborhood commercial

Tax Parcel ID: 82.11-1.38

Sale Price: \$1,550,000.00

Lease Price: \$85,000.00 Annually NNN

**Comments:** Development site located along major retail corridor adjacent to national retailers- Sam's Club, Target and Kohls.

[READY TO MAKE A DEAL? CLICK HERE NOW!](#)



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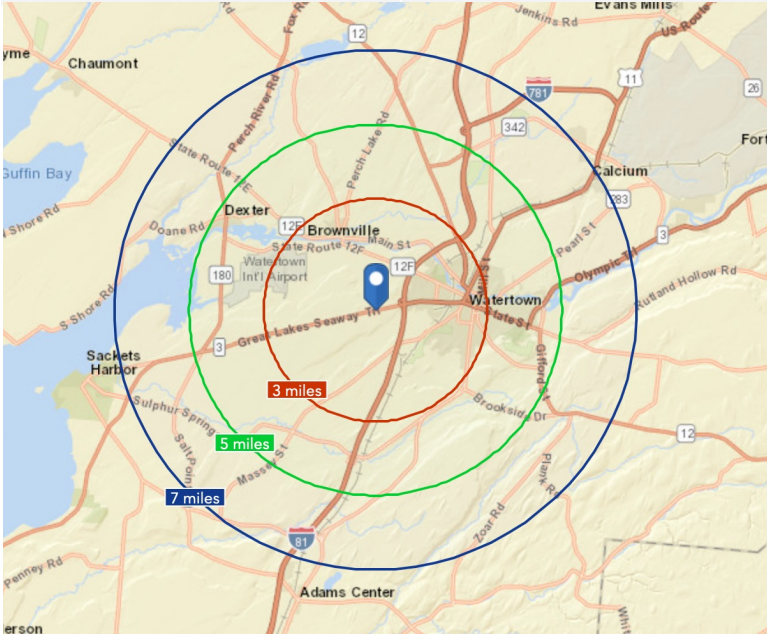


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## LATITUDE LONGITUDE

43.97389 -75.96282



## DEMOGRAPHICS

By Radius	3 Mile	5 Mile	7 Mile
Population	19,526	36,201	41,871
Households	8,308	14,860	17,465
Median HH Income	\$45,534	\$46,655	\$50,160
Daytime Population	27,922	43,609	48,925
Businesses	1,329	1,876	2,020
Employees	20,937	27,776	29,039

SOURCE: ESRI Report 6/7/2022

## TRAFFIC COUNTS

Roadway	Volume Count
Route 3	10,210 AADT



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