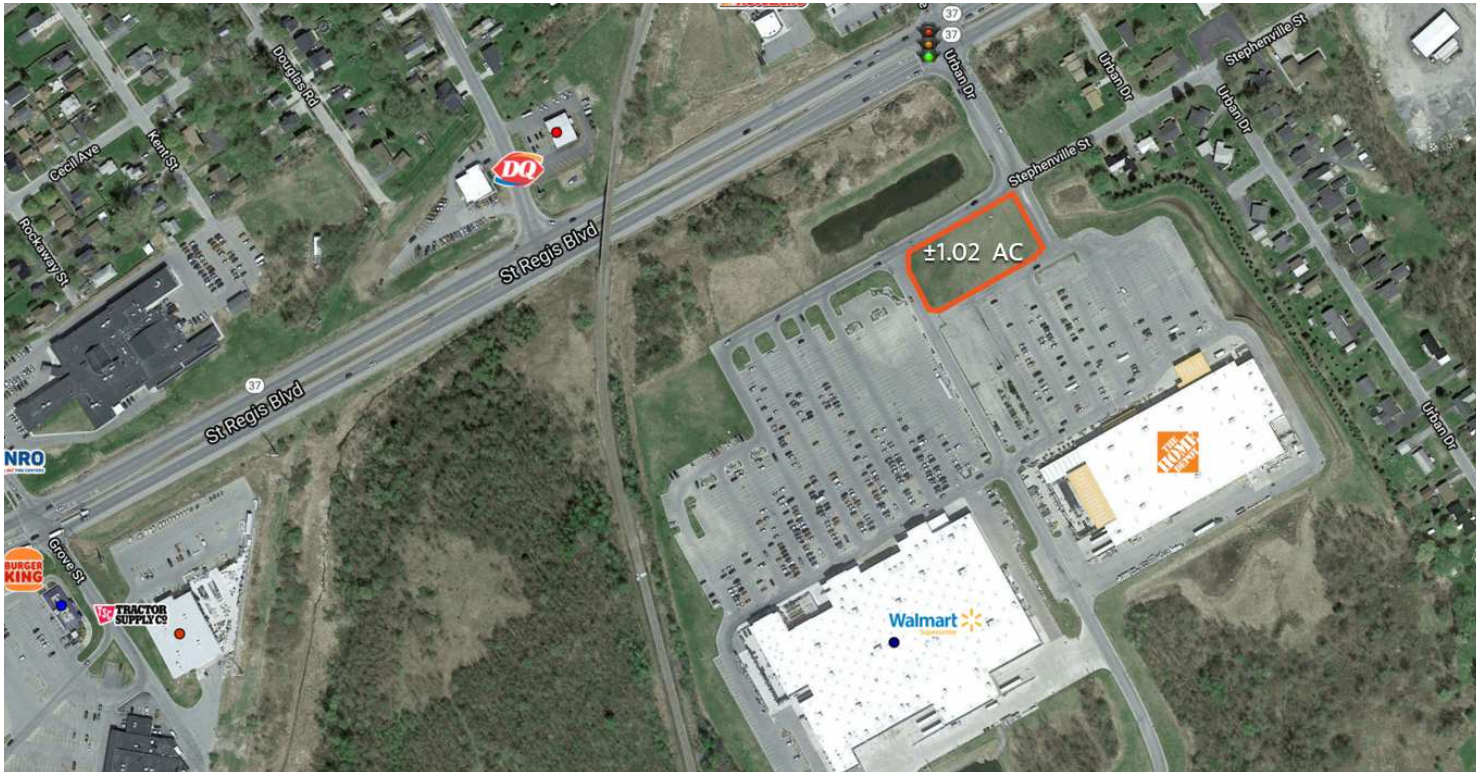




±1.02 AC MASSENA, NY

41 Stephenville St., Massena, NY 13662

Property Summary



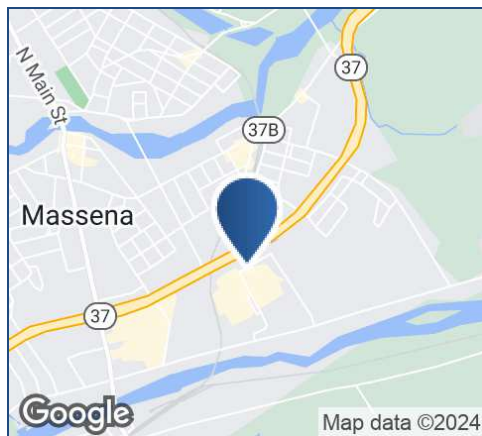
DAILY TRAFFIC CONDITIONS

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

* Figures shown represent estimates

DEMOGRAPHICS - 2024

DEMOGRAPHICS	3 MILE	5 MILE	7 MILE
Estimated Population	11,460	14,067	16,188
Average HH Income	\$81,597	\$83,745	\$85,556
Estimated Households	5,088	6,188	7,086



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



KEITH VALENTINE

678.718.1882

KValentine@retail-pa.com

SAMUEL VULCANO

315.445.1030

svulcano@pyramidbrokerage.com

NY #10401256539

Retail Property Advisors // 678.718.1880 // 2100 RiverEdge Pkwy. // Suite 1050, Atlanta, GA 30328 // Retail-PA.com

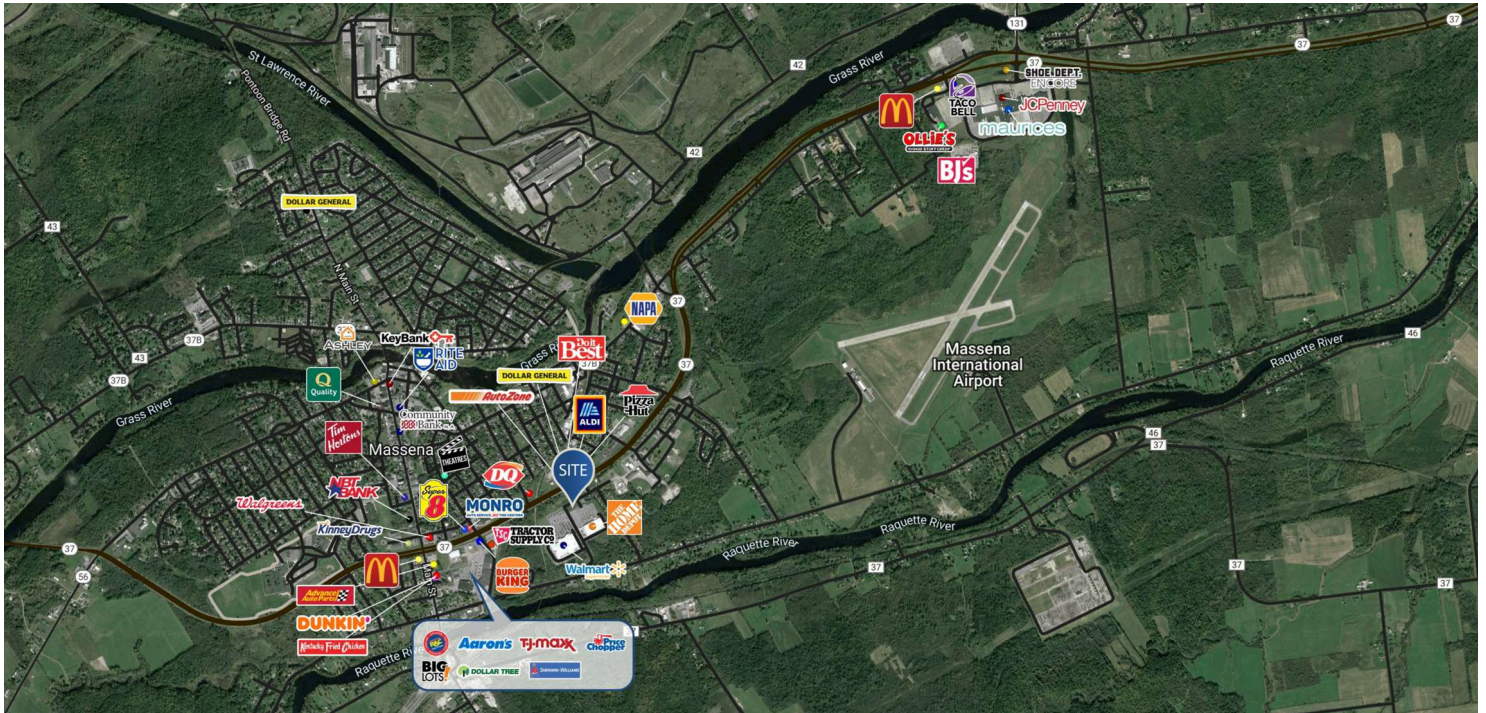
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Location Maps



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