

OFFERING MEMORANDUM



**Former Walgreens Available For Sale**

**1655 State St  
Watertown NY 13601**

**Robert Nixon**  
Sales and Leasing Associate  
(718) 866-8683  
rob@prereal.com

**John Pitera**  
Sales & Leasing Specialist  
(917) 939-5673  
John@prereal.com

 **PREREAL**  
PRENDAMANO REAL ESTATE



## 1655 State St

Walgreens  
PHOTO PHARMACY

This exceptional property, formerly occupied by Walgreens Pharmacy, offers a state-of-the-art building on a spacious parking lot at a highly visible corner with a signalized intersection. With prominent national brands like Mavis and Fastrac at neighboring corners, this location benefits from substantial foot and vehicle traffic, ensuring excellent exposure.

Delivered vacant, this versatile property is a perfect opportunity for both investors and owner-users looking to leverage its high-visibility location and modern infrastructure.

## OFFERING SUMMARY

ADDRESS	1655 State St Watertown NY 13601
BUILDING SF	14,550 SF
LAND ACRES	2.08
YEAR BUILT	2006
ZONING TYPE	N

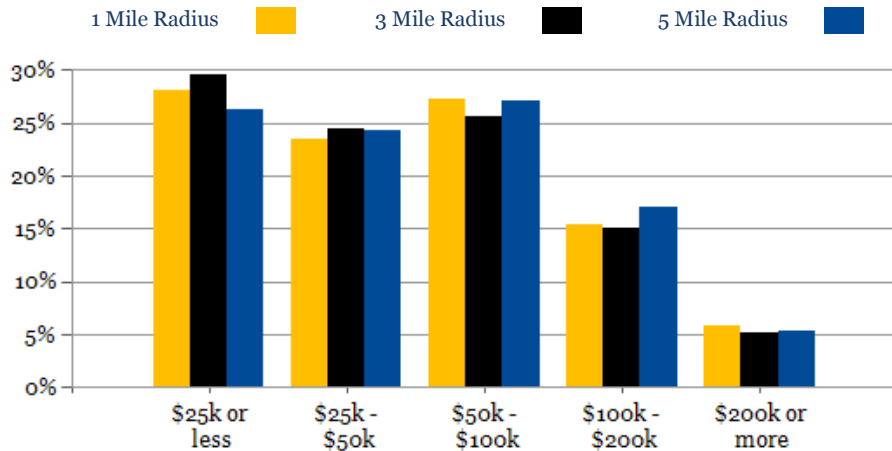
## FINANCIAL SUMMARY

PRICE	\$1,375,000
PRICE PSF	\$94.50

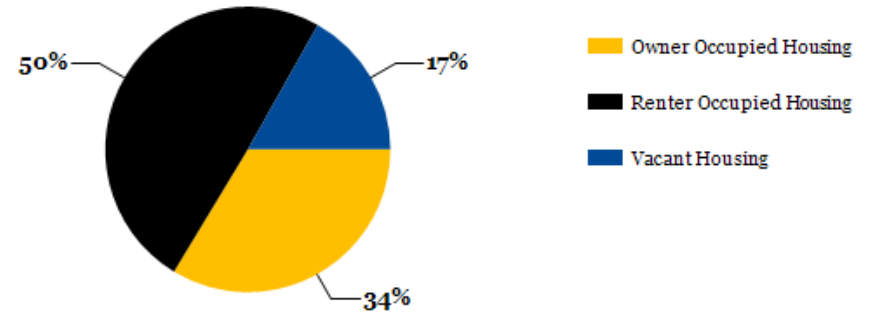
## DEMOGRAPHICS 1 MILE 3 MILE 5 MILE

2024 Population	6,980	27,668	35,237
2024 Median HH Income	\$47,734	\$44,715	\$49,257
2024 Average HH Income	\$74,574	\$71,304	\$74,852

2024 Household Income



2024 Own vs. Rent - 1 Mile Radius



Source: esri











# MONROE AVENUE

## ZONING:

RESIDENTIAL BUSINESS DISTRICT (R4)

## SETBACKS:

300 FEET SIDE YARD  
300 FEET FRONT YARD  
300 FEET REAR YARD

## BUILDING HEIGHTS:

NOT APPLICABLE

## LOT AREA:

1,000 SQ. FT.

## MAXIMUM LOT COVERAGE:

60%

## PARKING:

3 SPACES FOR EACH 1,000 SQUARE FEET OF FLOOR AREA

## LOADING SPACE REQUIREMENTS:

1 SPACE REQUIRED  
1 SPACE REQUIRED  
1 SPACE REQUIRED FOR EACH ADDITIONAL 25,000 SQUARE FEET OF FLOOR AREA

## NOTES:

1. BASE MAPING PREPARED BY CLOUARD HARRISON & ASSOCIATES LLP FROM A MAY 2003 FIELD SURVEY FOR 2003-045, PG.27
2. BENCHMARK AND CONTIGUOUS ARE AROUND 20 REFERENCE CITY MONUMENT 138.
3. COORDINATES IF SHOWN HEREON ARE WAD 83 REFERENCING CITY MONUMENT NUMBERED 137 & 138.
4. UNDERGROUND UTILITIES ARE SHOWN FROM FIELD LOCATION IF POSSIBLE, OTHERS ARE SHOWN FROM RECORDED DATA. THEIR EXACT LOCATION MAY DIFFER FROM THAT AS SHOWN AND OTHERS MAY EXIST.
5. SUBJECT TO ANY OTHER RIGHTS, EASEMENTS, COVENANTS OR RESTRICTIONS OF RECORD.
6. PVC COATED CHAIN LINK FENCE LOCATION DEPICTED HEREON BASED ON SITE DESIGN DOCUMENTS AND INFORMATION PROVIDED BY THE OWNER.

## SCHEDULE "B" OF EXCEPTIONS T.4

1. RESTRICTIONS CONTAINED IN LIBER 361 OF DEEDS AT PAGE 176 (PARCELS 4) AFFECTS ENTIRE PARCELS 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100, 101, 102, 103, 104, 105, 106, 107, 108, 109, 110, 111, 112, 113, 114, 115, 116, 117, 118, 119, 120, 121, 122, 123, 124, 125, 126, 127, 128, 129, 130, 131, 132, 133, 134, 135, 136, 137, 138, 139, 140, 141, 142, 143, 144, 145, 146, 147, 148, 149, 150, 151, 152, 153, 154, 155, 156, 157, 158, 159, 160, 161, 162, 163, 164, 165, 166, 167, 168, 169, 170, 171, 172, 173, 174, 175, 176, 177, 178, 179, 180, 181, 182, 183, 184, 185, 186, 187, 188, 189, 190, 191, 192, 193, 194, 195, 196, 197, 198, 199, 200, 201, 202, 203, 204, 205, 206, 207, 208, 209, 210, 211, 212, 213, 214, 215, 216, 217, 218, 219, 220, 221, 222, 223, 224, 225, 226, 227, 228, 229, 230, 231, 232, 233, 234, 235, 236, 237, 238, 239, 240, 241, 242, 243, 244, 245, 246, 247, 248, 249, 250, 251, 252, 253, 254, 255, 256, 257, 258, 259, 260, 261, 262, 263, 264, 265, 266, 267, 268, 269, 270, 271, 272, 273, 274, 275, 276, 277, 278, 279, 280, 281, 282, 283, 284, 285, 286, 287, 288, 289, 290, 291, 292, 293, 294, 295, 296, 297, 298, 299, 300, 301, 302, 303, 304, 305, 306, 307, 308, 309, 310, 311, 312, 313, 314, 315, 316, 317, 318, 319, 320, 321, 322, 323, 324, 325, 326, 327, 328, 329, 330, 331, 332, 333, 334, 335, 336, 337, 338, 339, 340, 341, 342, 343, 344, 345, 346, 347, 348, 349, 350, 351, 352, 353, 354, 355, 356, 357, 358, 359, 360, 361, 362, 363, 364, 365, 366, 367, 368, 369, 370, 371, 372, 373, 374, 375, 376, 377, 378, 379, 380, 381, 382, 383, 384, 385, 386, 387, 388, 389, 390, 391, 392, 393, 394, 395, 396, 397, 398, 399, 400, 401, 402, 403, 404, 405, 406, 407, 408, 409, 410, 411, 412, 413, 414, 415, 416, 417, 418, 419, 420, 421, 422, 423, 424, 425, 426, 427, 428, 429, 430, 431, 432, 433, 434, 435, 436, 437, 438, 439, 440, 441, 442, 443, 444, 445, 446, 447, 448, 449, 450, 451, 452, 453, 454, 455, 456, 457, 458, 459, 460, 461, 462, 463, 464, 465, 466, 467, 468, 469, 470, 471, 472, 473, 474, 475, 476, 477, 478, 479, 480, 481, 482, 483, 484, 485, 486, 487, 488, 489, 490, 491, 492, 493, 494, 495, 496, 497, 498, 499, 500, 501, 502, 503, 504, 505, 506, 507, 508, 509, 510, 511, 512, 513, 514, 515, 516, 517, 518, 519, 520, 521, 522, 523, 524, 525, 526, 527, 528, 529, 530, 531, 532, 533, 534, 535, 536, 537, 538, 539, 540, 541, 542, 543, 544, 545, 546, 547, 548, 549, 550, 551, 552, 553, 554, 555, 556, 557, 558, 559, 560, 561, 562, 563, 564, 565, 566, 567, 568, 569, 570, 571, 572, 573, 574, 575, 576, 577, 578, 579, 580, 581, 582, 583, 584, 585, 586, 587, 588, 589, 590, 591, 592, 593, 594, 595, 596, 597, 598, 599, 600, 601, 602, 603, 604, 605, 606, 607, 608, 609, 610, 611, 612, 613, 614, 615, 616, 617, 618, 619, 620, 621, 622, 623, 624, 625, 626, 627, 628, 629, 630, 631, 632, 633, 634, 635, 636, 637, 638, 639, 640, 641, 642, 643, 644, 645, 646, 647, 648, 649, 650, 651, 652, 653, 654, 655, 656, 657, 658, 659, 660, 661, 662, 663, 664, 665, 666, 667, 668, 669, 670, 671, 672, 673, 674, 675, 676, 677, 678, 679, 680, 681, 682, 683, 684, 685, 686, 687, 688, 689, 690, 691, 692, 693, 694, 695, 696, 697, 698, 699, 700, 701, 702, 703, 704, 705, 706, 707, 708, 709, 710, 711, 712, 713, 714, 715, 716, 717, 718, 719, 720, 721, 722, 723, 724, 725, 726, 727, 728, 729, 730, 731, 732, 733, 734, 735, 736, 737, 738, 739, 740, 741, 742, 743, 744, 745, 746, 747, 748, 749, 750, 751, 752, 753, 754, 755, 756, 757, 758, 759, 760, 761, 762, 763, 764, 765, 766, 767, 768, 769, 770, 771, 772, 773, 774, 775, 776, 777, 778, 779, 780, 781, 782, 783, 784, 785, 786, 787, 788, 789, 790, 791, 792, 793, 794, 795, 796, 797, 798, 799, 800, 801, 802, 803, 804, 805, 806, 807, 808, 809, 810, 811, 812, 813, 814, 815, 816, 817, 818, 819, 820, 821, 822, 823, 824, 825, 826, 827, 828, 829, 830, 831, 832, 833, 834, 835, 836, 837, 838, 839, 840, 841, 842, 843, 844, 845, 846, 847, 848, 849, 850, 851, 852, 853, 854, 855, 856, 857, 858, 859, 860, 861, 862, 863, 864, 865, 866, 867, 868, 869, 870, 871, 872, 873, 874, 875, 876, 877, 878, 879, 880, 881, 882, 883, 884, 885, 886, 887, 888, 889, 890, 891, 892, 893, 894, 895, 896, 897, 898, 899, 900, 901, 902, 903, 904, 905, 906, 907, 908, 909, 910, 911, 912, 913, 914, 915, 916, 917, 918, 919, 920, 921, 922, 923, 924, 925, 926, 927, 928, 929, 930, 931, 932, 933, 934, 935, 936, 937, 938, 939, 940, 941, 942, 943, 944, 945, 946, 947, 948, 949, 950, 951, 952, 953, 954, 955, 956, 957, 958, 959, 960, 961, 962, 963, 964, 965, 966, 967, 968, 969, 970, 971, 972, 973, 974, 975, 976, 977, 978, 979, 980, 981, 982, 983, 984, 985, 986, 987, 988, 989, 990, 991, 992, 993, 994, 995, 996, 997, 998, 999, 1000.



CITY OF WATERTOWN, NY

SITE LOCATION (NO SCALE)

## LEGEND

- RIGHT-OF-WAY LINE
- PARCEL BOUNDARY LINE
- ADJACENT BOUNDARY LINE
- BUILDING LINE
- CONTOUR LINE
- CURB LINE W/ CURB OUT
- WATERMAIN W/ HYDRANT & VALVE
- SEWER W/ MANHOLE
- UNDERGROUND TELEPHONE
- OVERHEAD UTILITY WIRES
- SANITARY SEWER LINE
- STORM SEWER LINE
- CHAIN LINK FENCE W/ GATE POST
- STOCKADE FENCE
- SUBFERRAL
- ELECTRIC MANHOLE
- WATER SHUT OFF
- UNIDENTIFIED VALVE
- HAND HOLE
- MANHOLE
- CATCH BASIN
- SOIL
- BOLLARD / POST
- LIGHTPOLE
- UTILITY POLE W/ SIX WIRES
- MONITORING WELL
- RIGHT-OF-WAY MONUMENT
- SURVEY CONTROL (CAPTIVE DOCK SPIKE / REBAR)
- TRAFFIC SIGNAL POLE & SIGNAL BOX

STATE STREET (66' WIDE)

COLUMBIA STREET

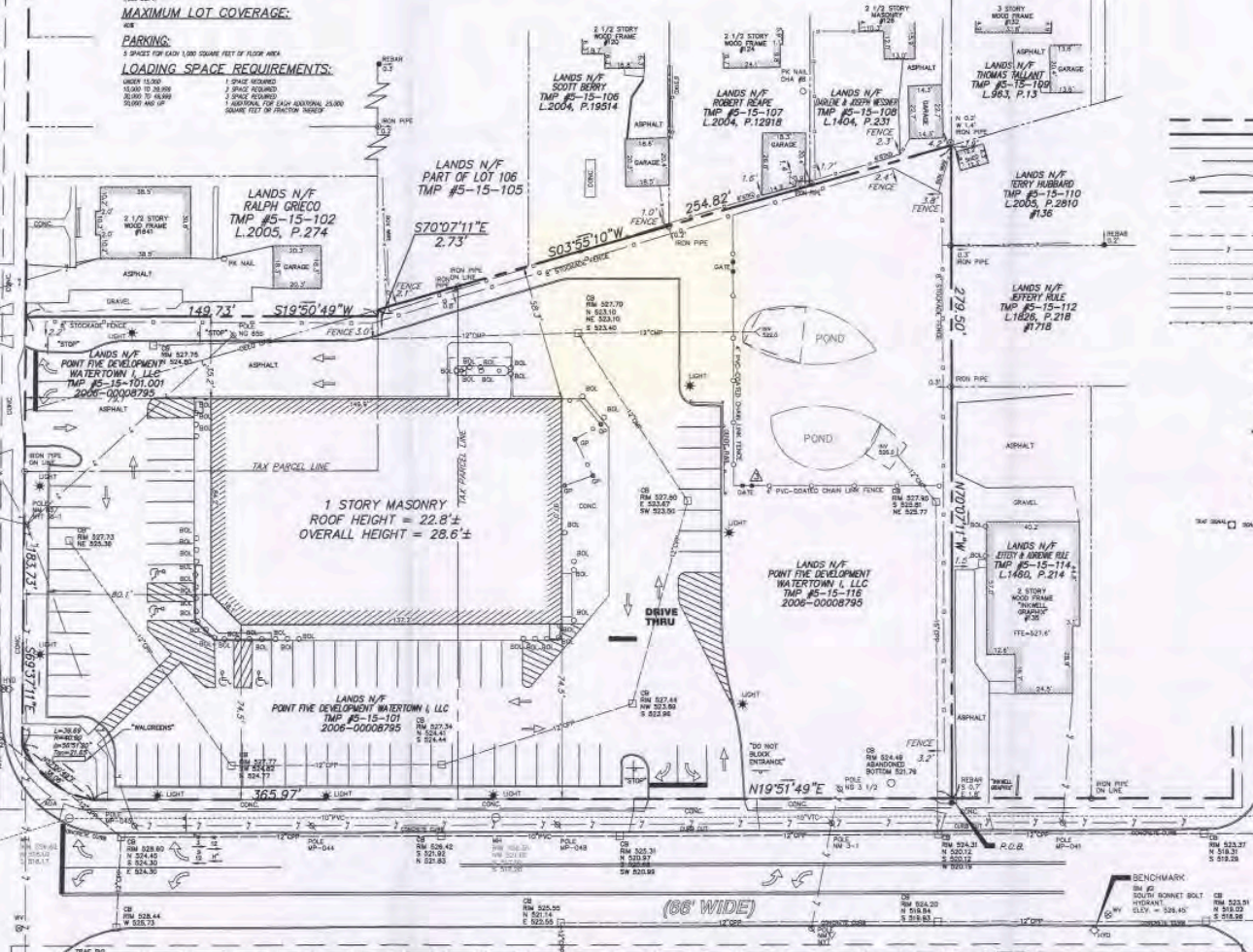
**EASTERN BOULEVARD**

GRAPHIC SCALE

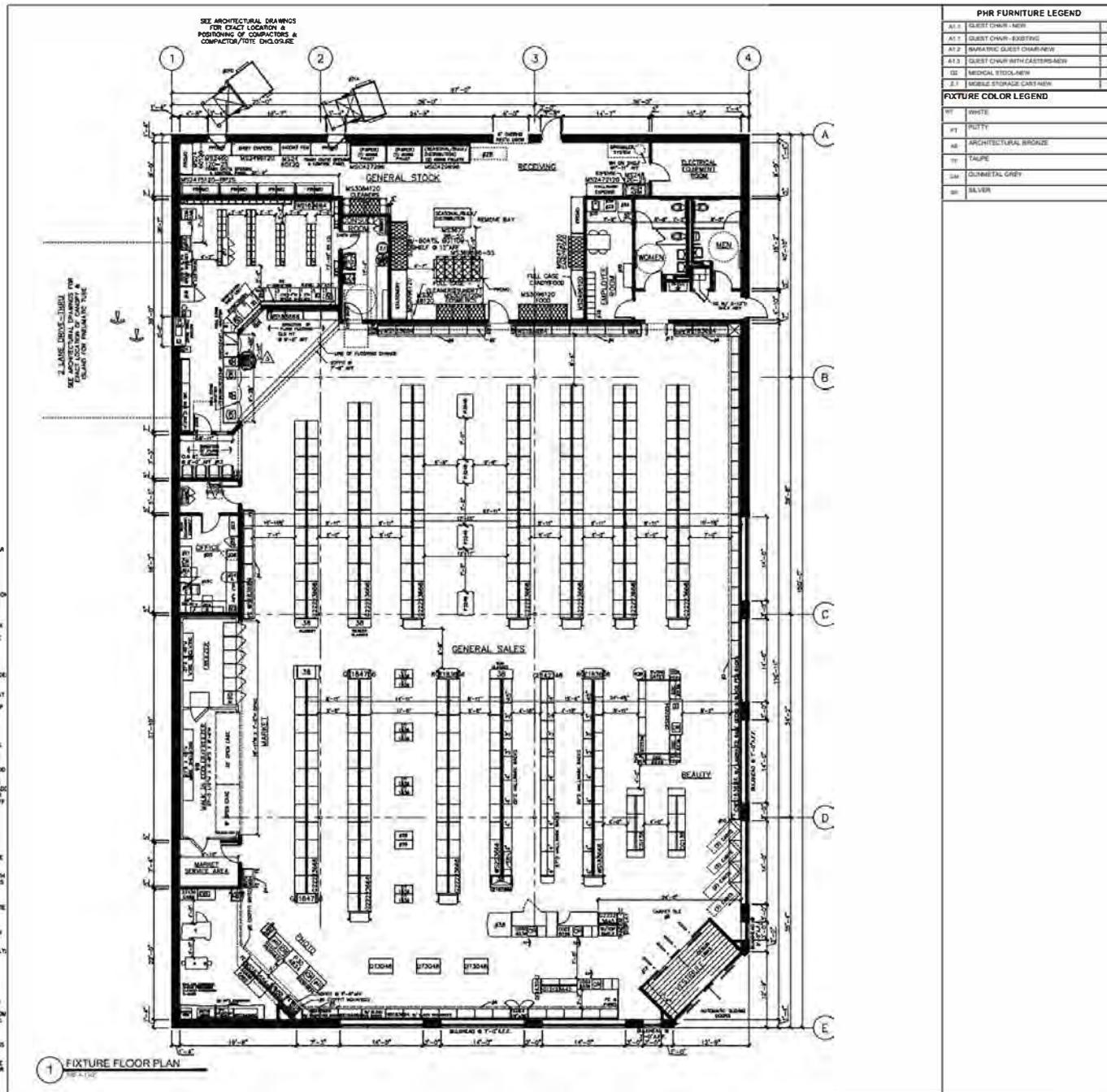


( IN FEET )  
1 inch = 30 ft.

*Da...  
11-14-2006*



# Walgreens Fixture Floor Plan- F, F & E NOT INCLUDED WITH THE SALE





# TERMS

SUGGESTED

\$1,375,000 (+/- 94 psf)

PRICE: DELIVERY

Vacant

Prohibited Uses

Pharmacy

TERMS

As-Is, No-Financing Contingencies

**\*Price + terms, along with all offers, are subject to approval of Walgreen Co.'s Real Estate Committee**

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*Exclusively Marketed by:*

**Robert Nixon**

Sales and Leasing Associate  
(718) 866-8683  
rob@prereal.com

**John Pitera**

Sales & Leasing Specialist  
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