



RETAIL PROPERTY FOR LEASE IN POTSDAM, NY

# NEW YORK RECREATIONAL DISPENSARY

185 MARKET ST., POTSDAM, NY

## OVERVIEW

**\*\$950,000 includes the Adult-Use Retail Dispensary License, including state approvals and local land use entitlements and Long-term lease of real estate for \$7,700/Month NNN**

Potsdam, New York, presents a compelling opportunity for cannabis dispensaries. Situated in the northern reaches of the state, Potsdam offers a unique blend of academic influence, rural charm, and growing acceptance of cannabis products. Potsdam's cannabis market exhibits promising growth potential, driven by evolving attitudes towards cannabis legalization and increasing consumer demand. Home to Clarkson University and situated near other academic institutions, Potsdam benefits from a diverse population base of students, faculty, and residents. With recent legislative changes opening up opportunities for recreational cannabis sales, the demand for dispensaries in Potsdam is expected to rise.

## HIGHLIGHTS

- Just miles away from SUNY Potsdam & Clarkson University
  - Heavy traffic corridor w/ access to Price Chopper Plaza
  - Monument Signage!
  - Ample Parking with 60 parking spaces
  - The building's layout can easily incorporate a drive-thru.
- Lease Terms:
    - \$7,700/Month NNN
    - 10-Year Lease w/ (3) 5-Year Renewal Options
    - 2% Annual Escalators

SALE PRICE	BUILDING SIZE
<b>\$950,000*</b>	<b>7,700 Sq. Ft</b>
PARKING SPACES	DAILY TRAFFIC
<b>60</b>	<b>14,638</b>

## CONTACT:

2207 ORCHARD LAKE ROAD  
SYLVAN LAKE, MI 48320  
248-420-0420  
WWW.CANNAZONEDMLS.COM



Canna Zoned MLS





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# RETAILER/TRAFFIC COUNTS MAP



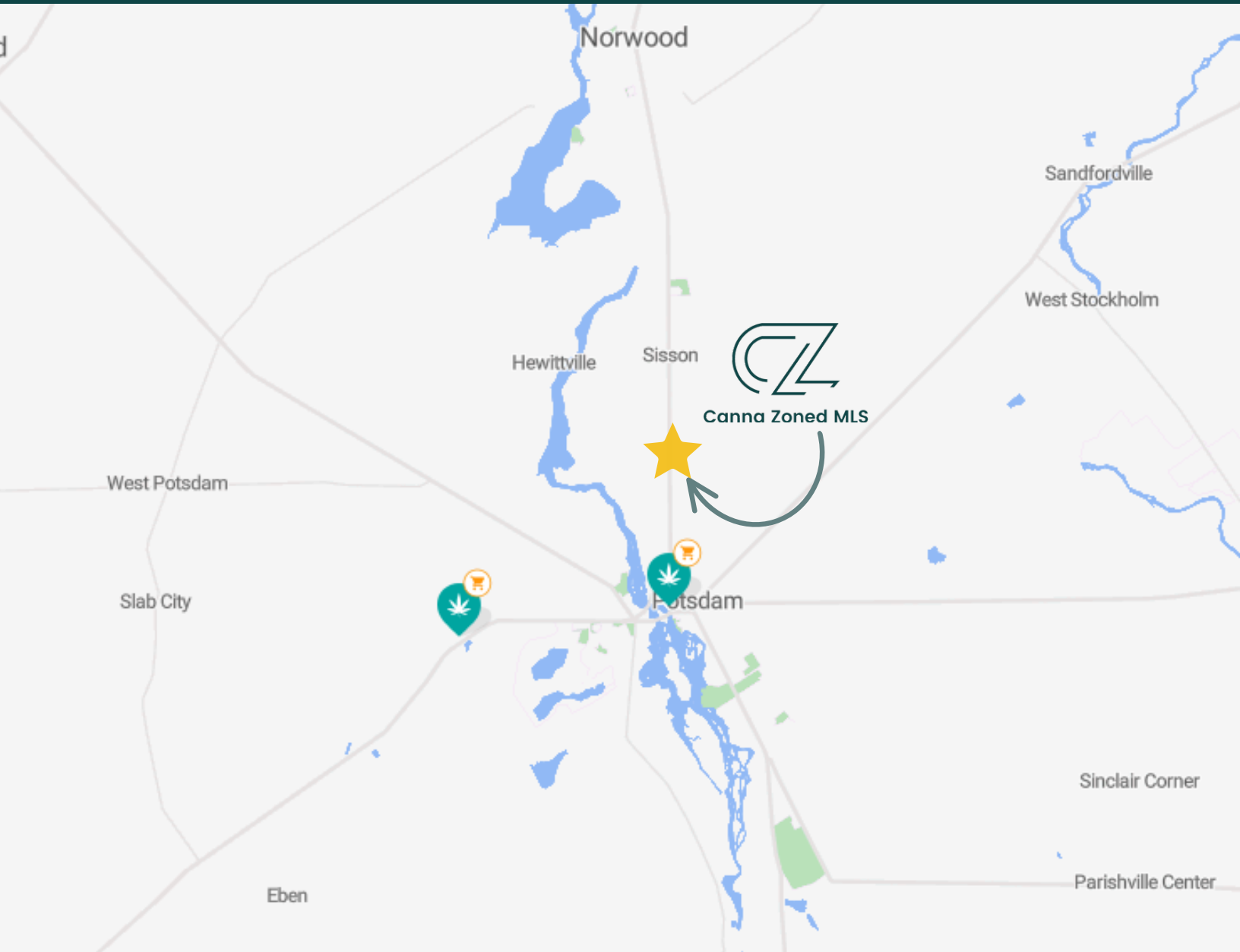
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# COMPETITION



1 OF 3 RETAILERS IN A 20 MILE RADIUS!!

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