

2981 FORD STREET EXT

Ogdensburg, NY 13669

FOR LEASE | RETAIL SPACE

EXECUTIVE SUMMARY



OFFERING SUMMARY

Available SF:	1,580 - 10,000 SF
Lease Rate:	\$12.00 SF/yr (NNN)
Lot Size:	16.17 Acres
Year Built:	1991
Building Size:	54,562 SF
MLS#:	48.065-9-2.1

PROPERTY OVERVIEW

Join Price Chopper and Lowes, in Ogdensburg, NY! Now is the chance to elevate your business has never been more compelling, with flexible spaces ranging from 1,700 to 10,000 square feet available for lease. With a strategic location that draws in a diverse customer base, the synergy created by Price Chopper and Lowes guarantees a steady stream of visitors, ensuring maximum visibility for your business. Call the Listing Brokers for more information.

AVAILABLE SPACES

SPACE	LEASE RATE	SIZE (SF)
Space 4	\$12.00 SF/yr	1,709 SF
Space 5	\$12.00 SF/yr	1,800 SF
Space 8	\$12.00 SF/yr	10,000 SF
Space 10	\$12.00 SF/yr	1,580 SF
Space 11	\$12.00 SF/yr	3,900 SF

Christopher Farrell

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Kenneth Brownell

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VF Vanguard-Fine, LLC
Commercial Real Estate Professionals

Vanguard-Fine, LLC Commercial Real Estate Professionals is a Licensed Real Estate Broker
This plan is for informational purposes only and no representations are made. Current conditions must be confirmed by each prospective buyer/tenant

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ADDITIONAL PHOTOS



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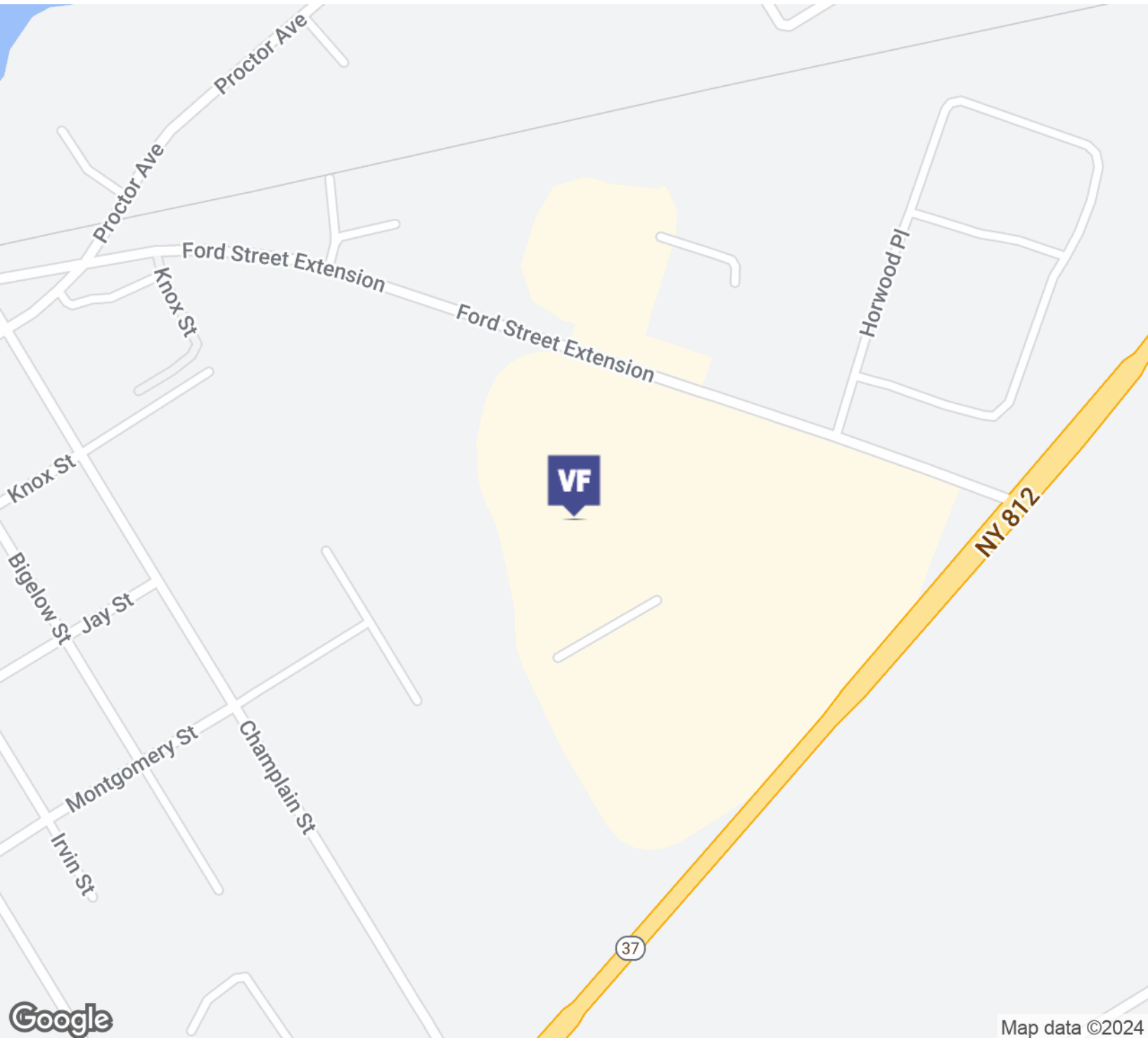
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LOCATION MAP



Map data ©2024

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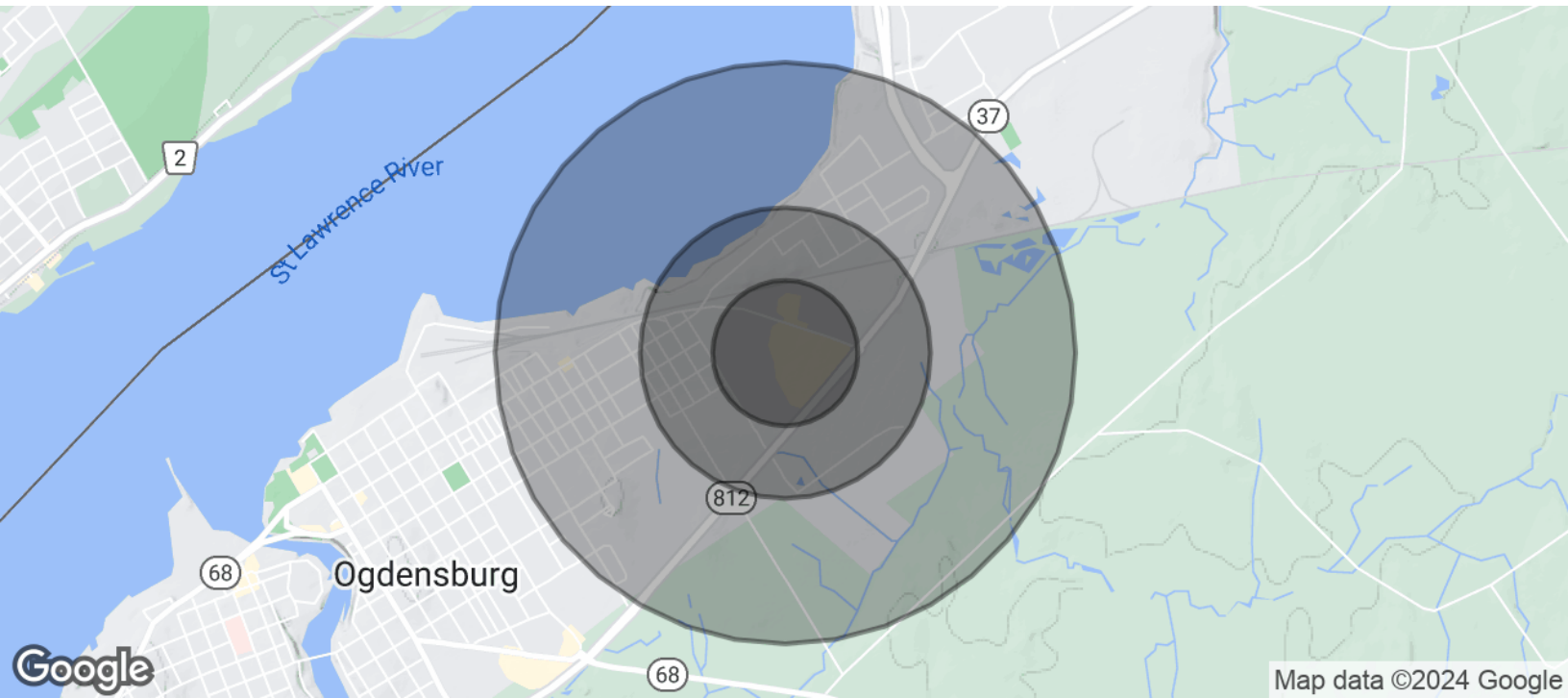
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DEMOGRAPHICS MAP & REPORT



POPULATION	0.25 MILES	0.5 MILES	1 MILE
Total Population	223	1,041	2,807
Average Age	47.9	46.6	47.0
Average Age (Male)	49.6	47.7	47.5
Average Age (Female)	45.3	45.7	47.2

HOUSEHOLDS & INCOME	0.25 MILES	0.5 MILES	1 MILE
Total Households	104	485	1,280
# of Persons per HH	2.1	2.1	2.2
Average HH Income	\$63,149	\$66,023	\$65,406
Average House Value	\$111,284	\$100,329	\$91,095

2020 American Community Survey (ACS)

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