


FOR SALE

REDEVELOPMENT OPPORTUNITY

Property Highlights

- Approximately four (4) acres in total across seven (7) tax parcels
- Situated across from west entrance to Clarkson University
- 565' of frontage on Maple Street
- Seven (7) buildings totaling 25,000± SF currently used for student apartments
- Re-development opportunity for student housing, retail or office
- SUNY Potsdam and Clarkson University are situated in the Village of Potsdam, with a combined enrollment of over 7,000 students
- Area retailers include Walmart, Tractor Supply, Aldi, Kinney Drugs, Mountain Mart, Pizza Hut and Dunkin

Demographic	1 Mile	3 Miles	5 Miles
Population	11,947	98,167	215,001
Households	5,487	43,344	91,356
Average H.H. Income	\$78,963	\$72,704	\$80,327
Daytime Employees	6,729	100,893	169,024

Source: ESRI Business Analyst 2025

Traffic Count

Court Street	8,329 AADT
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Source: NYS DOT 2025

EXCLUSIVE CONTACT

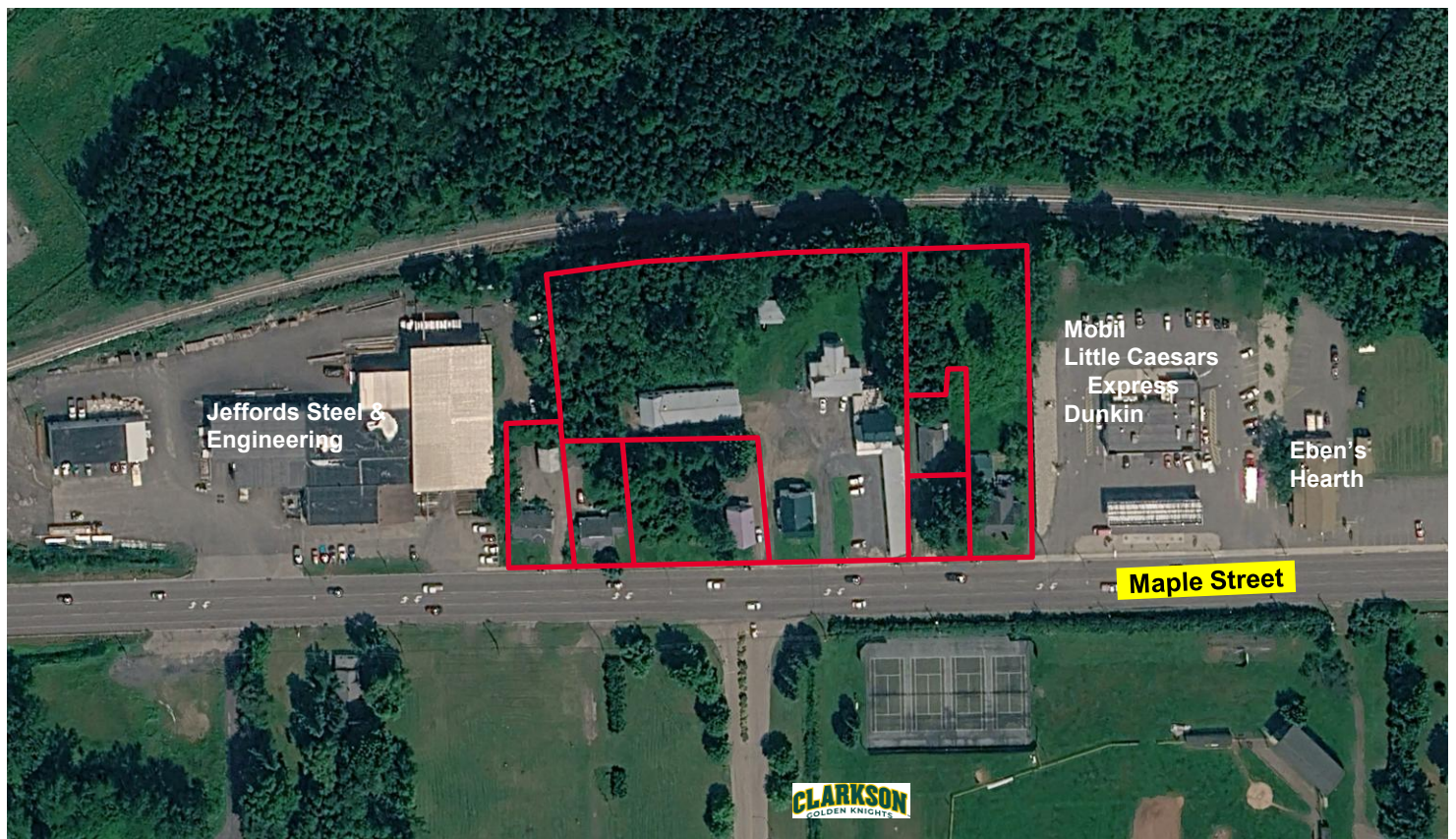
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**125-143 Maple Street
Potsdam, New York 13676**



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