



PROPERTY FEATURES

- 3,116+/- SF
- 0.7 acre
- 200 AMP service
- Located very close to the center of Watertown, NY
- 2 commercial overhead doors (7' X 8')
- New epoxy floors throughout the entire building
- New commercial double doors in showroom
- Building in great condition
- New renovations done to the building in 2019; including new AC unit & reinsulated

CONTACT EXCLUSIVE AGENTS:

Barton Feinberg

Licensed Associate Broker

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Matthew Buroni

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SUTTON REAL ESTATE COMPANY

525 Plum Street, Suite 100

Syracuse, New York 13204

315.424.1111

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DEMOGRAPHICS

	1 Mile	3 Mile	5 Mile
Population	2,760	28,557	43,9974
Households	1,179	11,804	17,588
Total Businesses	101	1,660	2,090
Total Employees	1,386	24,442	30,080

Source: STDB

TRAFFIC COUNTS

- US Route 11 — 11,427
- Mill Street — 6,501
- Leray Street — 8,401

Source: NYS DOT

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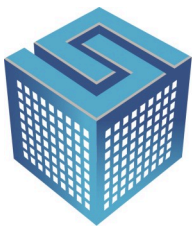
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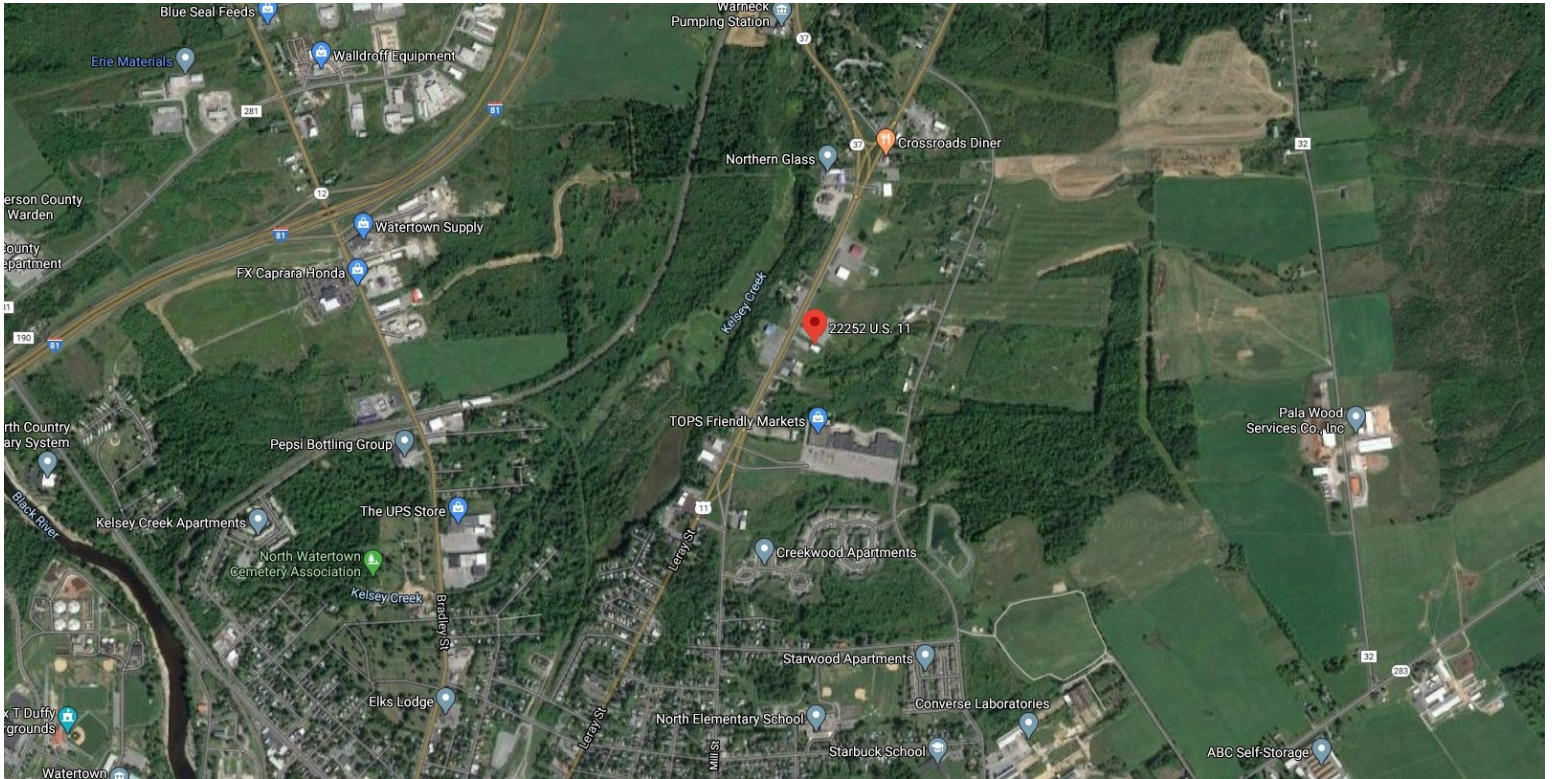
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SUTTON
REAL ESTATE COMPANY

FOR SALE OR LEASE | FLEX, RETAIL

22252 US Route 11, Watertown, NY 13601



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