



**SUTTON**  
REAL ESTATE COMPANY

**FOR SALE | DEVELOPMENT SITE**  
**HIGH TRAFFIC CORNER**

514-528 State Street, Watertown, New York 13601



## PROPERTY FEATURES

- .56 acre corner lot
- Left hand turn lane on State Street
- Centrally located between 2 signalized intersections
- Level, cleared, fenced & fully paved
- Adjacent lot also available (.37 Acres)
- Average annual daily traffic count—12,678 vehicles per day
- Neighbors include: Ace Hardware, Holy Family Catholic Church, Wendy's, Burger King & Great American Grocery Store

### CONTACT EXCLUSIVE AGENTS:

**Bart Feinberg**

*Director of Brokerage, Associate Broker*

315.447.8668

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### SUTTON REAL ESTATE COMPANY

525 Plum Street, Suite 101

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*All information contained herein is from sources deemed reliable and is submitted subjected to errors, omissions, changes in price or other conditions, prior sale, leasing without notice. Principals should not rely solely upon the information contained herein.*



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### DEMOGRAPHICS

	1 Mile	3 Mile	5 Mile
Population	17,151	29,913	38,228
Households	7,324	12,712	15,726
Average Household Income	\$49,893	\$54,646	\$57,378

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