



**SUTTON**  
REAL ESTATE COMPANY

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

540 State Street, Watertown, New York 13601  
Coordinates 43.972928, -75.902739



**PROPERTY FEATURES**

- Lot size 82' X 198'
- Adjacent lot also available (.56 acres)
- Large portion of the site is level and read to develop
- Fort Drum entrance and Proposed Missile Defense Site 5 miles
- Clean environmental with indemnification by Shell Oil
- Public Square 3 minutes
- I-81 less than 3 miles
- Centrally located between 2 signalized intersections
- Retail corridor with Ace Hardware, Wendy's Burger King & Little Caesar's
- Average Daily Traffic Counts—State Street: 17,545 vehicles

**CONTACT EXCLUSIVE AGENTS:**

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**SUTTON REAL ESTATE COMPANY**

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### DEMOGRAPHICS

	1 Mile	3 Mile
Population	16,072	28,233
Households	6,911	11,832
Average Household Income	\$40,454	\$45,887
Total Employees	11,184	36,608



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