

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:

Bart Feinberg

Director of Brokerage, Associate Broker

(M) 315.447.8668

bfeinberg@suttoncos.com

Matthew Buroni

Real Estate Salesperson

(M) 508.525.0278

mburoni@suttoncos.com

SUTTON REAL ESTATE COMPANY

525 Plum Street, Suite 100 Syracuse, New York 13204 315.424.1111

www.suttoncos.com

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.



FOR SALE | DEVELOPMENT SITE

HIGH TRAFFIC CORNER

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





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



CONTACT EXCLUSIVE AGENTS:

Bart Feinberg

Director of Brokerage, Associate Broker

(M) 315.447.8668

bfeinberg@suttoncos.com

Matthew Buroni

Real Estate Salesperson

(M) 508.525.0278

mburoni@suttoncos.com

SUTTON REAL ESTATE COMPANY

525 Plum Street, Suite 100 Syracuse, New York 13204 315.424.1111 www.suttoncos.com

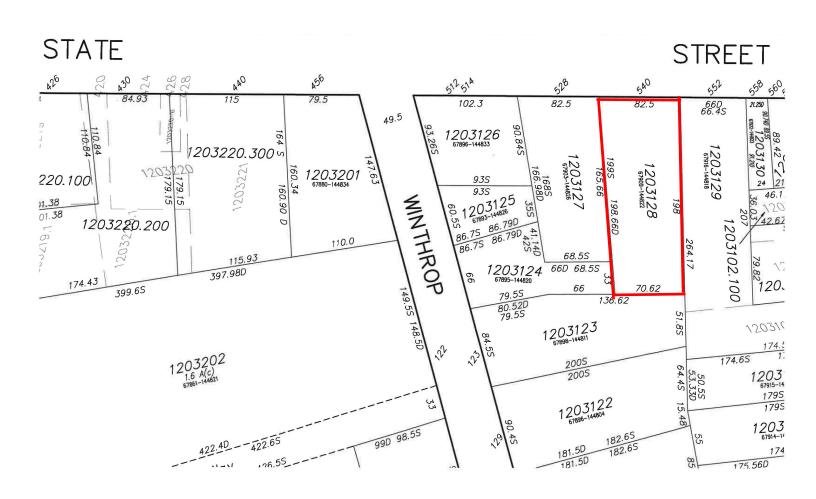
All information contained herein is from sources deemed reliable and is submitted subjected to errors, omissions, changes in price or other conditions, prior sale, leasing without notice. Principals should not rely solely upon the information contained herein.



FOR SALE | DEVELOPMENT SITE

HIGH TRAFFIC CORNER

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



CONTACT EXCLUSIVE AGENTS:

Bart Feinberg

Director of Brokerage, Associate Broker

(M) 315.447.8668

bfeinberg@suttoncos.com

Matthew Buroni

Real Estate Salesperson

(M) 508.525.0278

mburoni@suttoncos.com

SUTTON REAL ESTATE COMPANY

525 Plum Street, Suite 100 Syracuse, New York 13204 315.424.1111

www.suttoncos.com

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.