

FOR SALE OR LEASE | DEVELOPMENT SITE

20485 Route 3, Watertown, New York



COMMERCIAL REAL ESTATE SALES | LEASING | CONSULTING | DEVELOPMENT | MANAGEMENT



PROPERTY HIGHLIGHTS

Available Space: 0.96 ± acres

Frontage: 142' ±

Zoning: Neighborhood commercial

Tax Parcel ID: 82.11-1.36

Sale Price: \$1,750,000.00 Per Site

Lease Price: \$100,000 Annually NNN

Comments: Development site located along major retail corridor adjacent to national retailers - Sam's Club, Target and Kohls.

READY TO MAKE A DEAL? CLICK HERE NOW!



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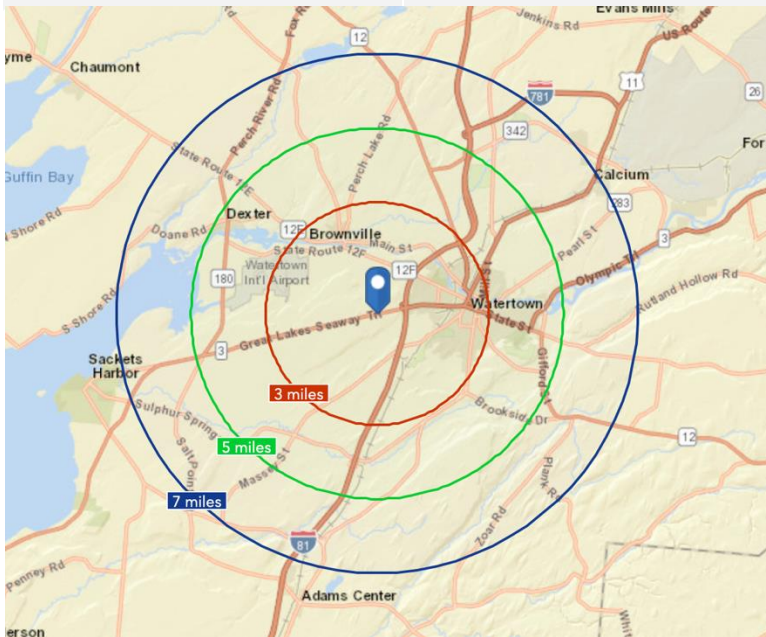


LATITUDE

43.97402

LONGITUDE

-75.96377



DEMOGRAPHICS

By Radius	3 Mile	5 Mile	7 Mile
Population	17,562	34,573	40,822
Households	8,548	15,728	18,289
Median HH Income	\$53,664	\$55,915	\$57,870
Daytime Population	28,773	44,080	48,646
Businesses	1,329	1,876	2,020
Employees	20,937	27,776	29,039

SOURCE: ESRI Report 9/9/2025

TRAFFIC COUNTS

Roadway	Volume Count
Route 3	10,210 AADT



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