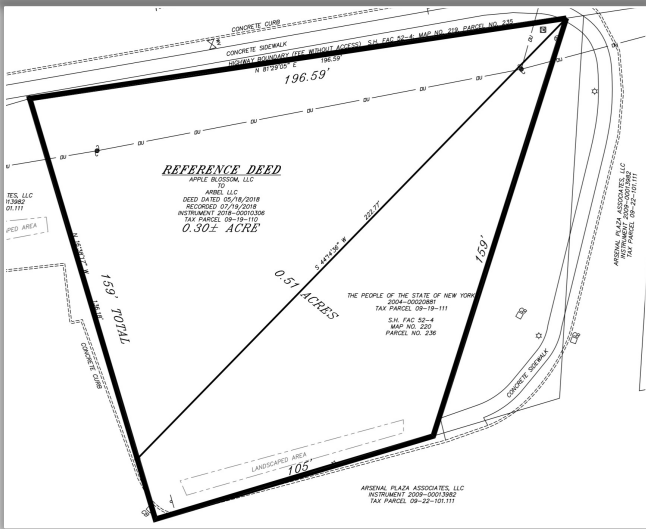


FOR SALE OR LEASE | PAD SITE

Arsenal Street, Watertown, New York



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



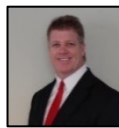
PROPERTY HIGHLIGHTS

- Parcel Size: .5 ± acres
- Zoning: Commercial
- Tax Parcel ID: 09-19-110 & 09-19-111
- Sale Price: Negotiable
- Lease Price: Negotiable
- Comments:** .5 ± acre pad site available for sale or lease. Located on Arsenal Street in front of Price Chopper Plaza with access. High visibility from Route 81.

READY TO MAKE A DEAL? CLICK HERE NOW!



Dominic Pavia, President
 Licensed Real Estate Broker
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Patrick V. Agen
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All information furnished, regarding property for sale, rental or financing is from sources deemed reliable, but no warranty or representation is made as to the accuracy thereof and same is submitted subject to errors, change of price, rental or conditions prior sale, lease or financing or withdrawal without notice

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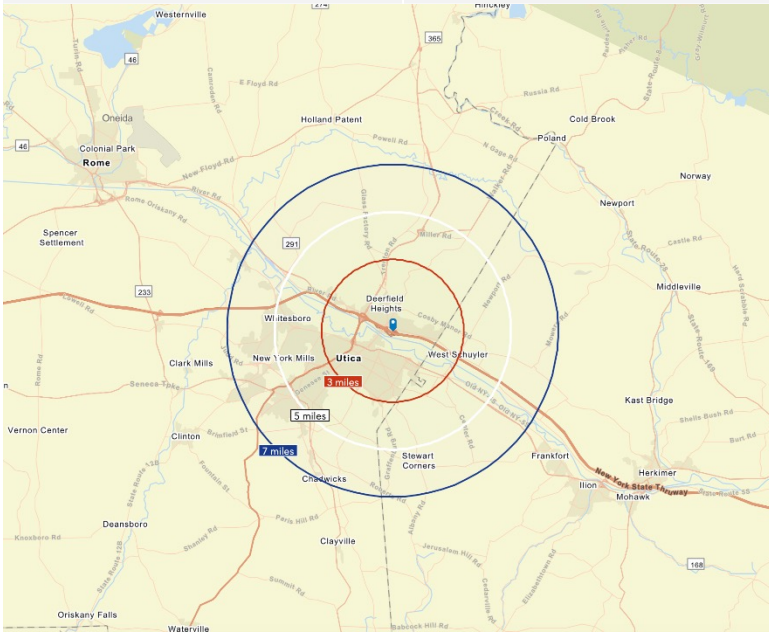


LATITUDE

LONGITUDE

43.97370

-75.94590



DEMOGRAPHICS

By Radius	3 Mile	5 Mile	7 Mile
Population	26,629	34,655	43,347
Households	12,004	15,143	18,765
Median HH Income	\$52,486	\$54,555	\$56,944
Daytime Population	39,313	46,230	52,186
Businesses	1,595	1,866	2,043
Employees	24,928	27,684	29,417

SOURCE: ESRI Report 6/18/2024

TRAFFIC COUNTS

Roadway	Volume Count
Arsenal Street	29,500 AADT



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