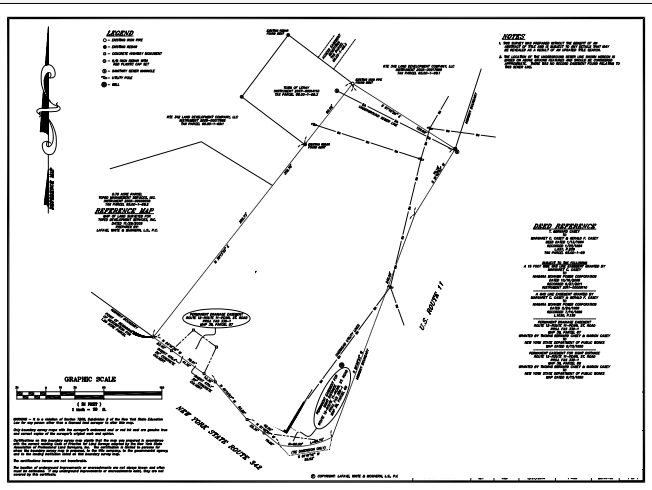


# FOR SALE OR LEASE | SIGNALIZED CORNER

25369 US Route 11, LeRay, New York



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



## PROPERTY HIGHLIGHTS

Parcel Size: 1.50 ± acres

Zoning: CC-Commercial Corridor

Tax Parcel ID: 64.20-1-31

Sale Price: \$975,000.00

Lease Price: Negotiable

Lease Type: NNN

CAM/INS/Taxes: TBD

AADT: 13,564 ± vehicles per day

**Comments:** 1.5 ± acre development site on signalized corner of US Route 11 and Route 342. The main retail and housing corridor of Fort Drum. Area Retailers include-Wal Mart Super Center, Aldi, Auto Zone, Dunkin, U-Haul, Wendy's, McDonald's, Arby's, Dollar Tree, 7 Eleven, Pizza Hut, KFC and many more.

***READY TO MAKE A DEAL? CLICK HERE NOW!***



**Dominic Pavia, President**  
Licensed Real Estate Broker  
315.736.1555 x300 Office  
[Dpavia@PaviaRealEstate.com](mailto:Dpavia@PaviaRealEstate.com)



**Christopher Flynn**  
Licensed Associate Real Estate Broker  
315.736.1555  
[chris@PaviaRealEstate.com](mailto:chris@PaviaRealEstate.com)



5 Oxford Road  
New Hartford, New York 13413

151 Northern Concourse  
Syracuse, New York 13212

[PaviaRealEstate.com](http://PaviaRealEstate.com)  
MAIN: 315.736.1555