

FOR SALE OR LEASE

21291 Route 12F, Watertown, New York



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



PROPERTY HIGHLIGHTS

2.26 +/- acre Re-development site on NYS Route 12F at Route 81, Exit 46. Signalized intersection.

KEY FEATURES

- 2.26 +/- Acre Site Available
- High Traffic
- Signalized Intersection
- Great Visibility

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5 Oxford Road
New Hartford, New York 13413

151 Northern Concourse
Syracuse, New York 13221

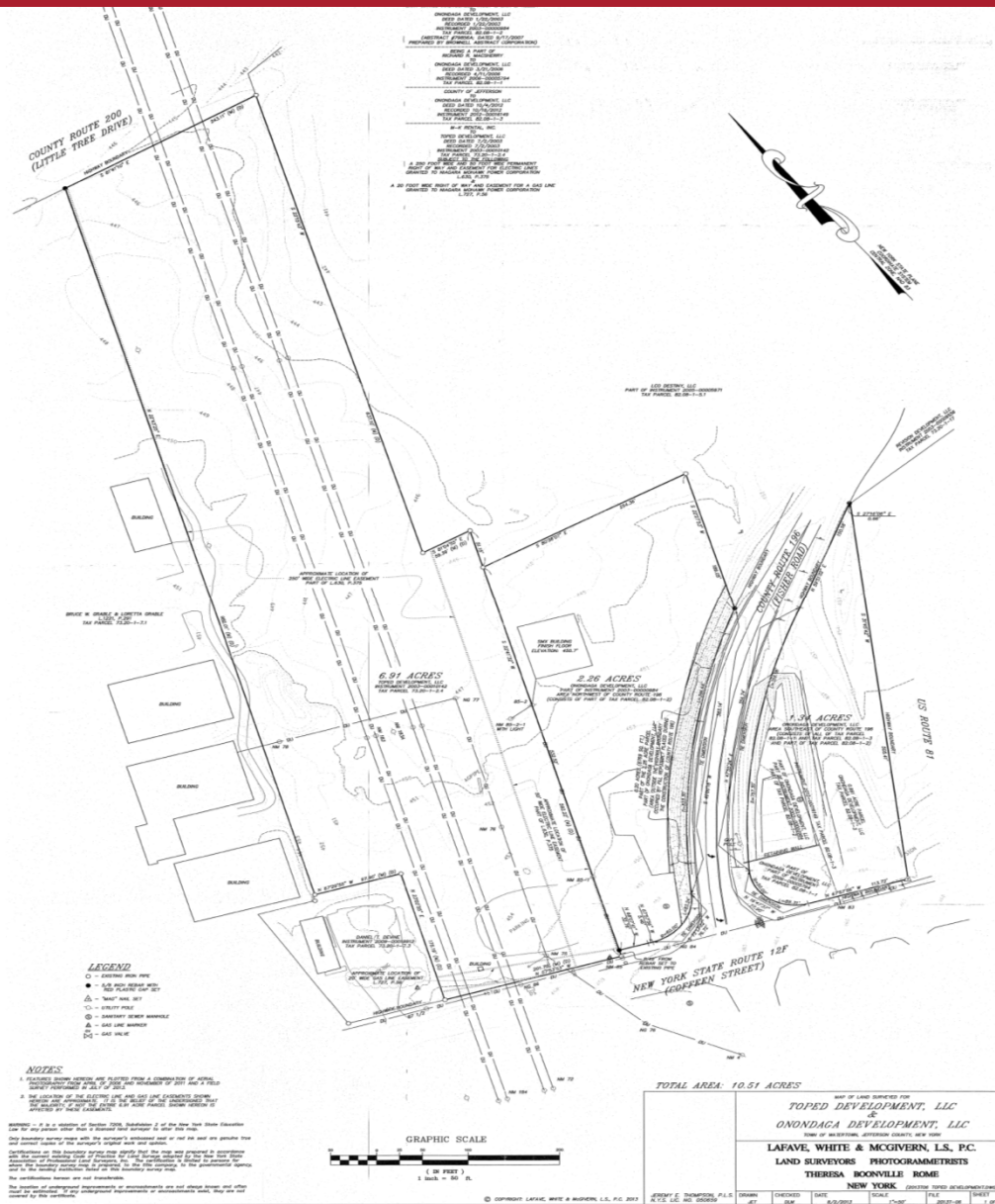
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All information furnished, regarding property for sale, rental or financing is from sources deemed reliable, but no warranty or representation is made as to the accuracy thereof and same is submitted subject to errors, change of price, rental or conditions prior sale, lease or financing or withdrawal without notice

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| DEMOGRAPHICS | 3 MILE | 5 MILE | 10 MILE |
|--------------------|----------|----------|----------|
| Population | 27,056 | 37,147 | 71,604 |
| Households | 11,273 | 15,010 | 26,541 |
| Average HH Income | \$61,394 | \$62,590 | \$64,051 |
| Daytime Population | 40,504 | 50,232 | 82,095 |



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| | | | |
|------------------------------|------------------------|------------------------------|--------------------------------------|
| Address: | Route 12F 21291 | Cross Street: | Fisher & Salmon Run M Rd. |
| City: | Watertown | Roof Type: | Metal |
| State: | New York | Zoning: | TBD |
| Zip: | 13601 | FMV/Total Assessment: | TBD |
| County: | Jefferson | RE Taxes: | TBD |
| Tax ID: | 82.08-1-2 | CAM: | N/A |
| Lease Type: | NNN | Space is Currently: | Vacant |
| Lease Price: | Negotiable | No. of Floors: | 1 |
| Sale Price: | \$ 1,100,000.00 | Bldg. Total SF: | 4,672 +/- |
| Year Built: | N/A | Available SF: | 4,672 +/- |
| Parking Spaces: | N/A | Retail: | N/A |
| Land Size/Dimensions: | 2.26 +/- Acres | Office: | N/A |
| Electricity/Amps: | Yes | Warehouse: | N/A |
| Gas Type: | N/A | Other: | N/A |
| HVAC: | N/A | Loading Facilities: | N/A |
| Elevator: | N/A | Ceiling Height: | N/A |
| Sprinkler: | No | Traffic Count: | 13,544 |
| Water: | Public | Sewer: | Public |



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