



## PROPERTY FEATURES

- Fort Drum Retail Corridor
- 3,600 SF demisable to 1,500 SF
- Easy access from traffic light
- Tenants included: AT&T, Yellow Dog Wine & Spirits, Los Compadres Mexican Taqueria and Extreme Rides
- New Aldi's adjacent property
- Conveniently located 1/2 mile south of Fort Drum Main Gate at Interstate 781 & 1/3 mile north of Super Walmart
- Average daily traffic count Route 11 – 13,716 vehicles per day
- Prominent signage & ample parking

### CONTACT EXCLUSIVE AGENT:

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**DEMOGRAPHICS**

	1 Mile	3 Mile	5 Mile
<b>Population</b>	4,884	17,246	26,718
<b>Households</b>	1,861	5,433	8,384
<b>Median HH Income</b>	\$39,211	\$41,331	\$43,941
<b>Businesses</b>	87	206	509
<b>Employees</b>	1,010	2,592	5,468

Source: 2017 ESRI Report



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