

# 5 ACRE PAD SITE FOR SALE

ADDRESS

US Route 11, Potsdam, NY 13676

CO-TENANTS

Walmart · Aldi · Tractor Supply Co.



This Offering Memorandum has been prepared solely for informational purposes. All information is deemed reliable but not guaranteed and is subject to change or withdrawal without notice. Buyer to independently verify all information.

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# MARKET & SITE OVERVIEW

5 ACRE PAD SITE · US ROUTE 11 · POTSDAM, NY

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OFFERING MEMORANDUM

## PROPERTY OVERVIEW

This ±5 acre commercial pad site sits directly on US Route 11, the primary retail corridor serving the Village and Town of Potsdam, NY. The parcel benefits from immediate co-tenancy adjacency to a Walmart Supercenter, Aldi, and Tractor Supply Co., placing the site within an established, high-traffic retail node. The site is well suited for retail, restaurant, medical, or service-based development and offers a rare opportunity to secure frontage within Potsdam's dominant commercial corridor.

|                                |                                |                                 |                               |
|--------------------------------|--------------------------------|---------------------------------|-------------------------------|
| <b>±5.0</b><br>ACRES AVAILABLE | <b>Rte 11</b><br>ROAD FRONTAGE | <b>3</b><br>NATIONAL CO-TENANTS | <b>Retail</b><br>ZONING / USE |
|--------------------------------|--------------------------------|---------------------------------|-------------------------------|

## AREA DEMOGRAPHICS

### Village of Potsdam

|                   |           |
|-------------------|-----------|
| Population        | 7,941     |
| Households        | 2,480     |
| Median HH Income  | \$34,546  |
| Per Capita Income | \$20,969  |
| Median Age        | 21.7      |
| Median Home Value | \$146,400 |

### Town of Potsdam

|                    |          |
|--------------------|----------|
| Population         | 14,819   |
| Median HH Income   | \$53,302 |
| Median Age         | 26.7     |
| Above Poverty Line | 86.6%    |
| Avg. Commute Time  | 15.8 min |
| Avg. Vehicles / HH | 2        |

### St. Lawrence County

|                    |           |
|--------------------|-----------|
| Population         | 107,226   |
| Median HH Income   | \$62,850  |
| Median Home Value  | \$121,900 |
| Homeownership Rate | 71.9%     |
| Median Age         | 39.9      |
| Households         | 41,700    |

Source: U.S. Census Bureau, American Community Survey 5-Year Estimates (2024); Data USA. Village figures reflect a student-heavy population due to proximity to SUNY Potsdam and Clarkson University.

## LOCATION HIGHLIGHTS

- Direct frontage on US Route 11, Potsdam's primary commercial corridor
- Adjacent to Walmart Supercenter, Aldi & Tractor Supply Co.
- Minutes from SUNY Potsdam and Clarkson University
- Established retail trade area with regional draw
- Signalized access and visibility from Route 11

## INVESTMENT CONSIDERATIONS

- Rare pad-ready site in a supply-constrained North Country market
- Positioned within a proven, anchor-driven retail node
- Suitable for retail, QSR, medical, or service use
- College-town demand base supplements year-round trade area
- Contact broker for pricing, survey, and zoning details

## SITE PLAN



## EXHIBIT REFERENCE

The site plan at left is excerpted from Exhibit "A" of the Agreement of Sale for the property (Potsdam, NY #3329), showing the parcel's location along the Walmart-anchored retail node. The property boundary is highlighted in orange for reference.

- Property Boundary — ±5 Acre Pad Site
- Existing Shopping Center & Parking Field

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