

# 155 COMMERCIAL DRIVE

155 Commercial Drive  
Watertown, NY 13601



## PROPERTY DESCRIPTION

Multiple land lots are available for sale or build-to-suit/ground lease on Commercial Park Drive in Watertown. Lotteries can be combined or acquired individually. Great location for office space, hotels, light industrial, last mile/distribution centers, or multi-family residential units.

## LOCATION DESCRIPTION

The available land is located right off the I-81 highway, with easy access to the on- and off-ramps. This is the largest retail corridor in the Watertown area and is a major shopping center for Fort Drum and tourists to Alexander Bay and the Adirondacks. Notable retailers on the east side of the trade area include ALDI, Big Lots, Buffalo Wild Wings, Burger King, Chipotle, Comfort Inn, Denny's, Fairfield Inn, Hampton Inn, Hilton Garden Inn, Holiday Inn Express, IHOP, Ollies Bargain Outlet, Planet Fitness, Price Chopper, Sonic, Staples, Starbucks, TJ Maxx, Tractor Supply Co., and Travelodge.

Retailers on the west side of the trade area include Salmon Run Mall, Five Below, Hannaford, Lowe's, Michaels, Olive Garden, Panera, Petco, Ramada, Red Robin, Sam's Club, Target, Texas Roadhouse, and Walmart.

## PROPERTY HIGHLIGHTS

- Land is available for lease or sale
- Build-to-Suit or Ground Lease
- Currently zoned Commercial
- Just over 1/2 mile to I-81



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# OF LOTS 4 | TOTAL LOT SIZE 1.75 - 2.66 ACRES | TOTAL LOT PRICE N/A | BEST USE -

STATUS	LOT #	ADDRESS	APN	SUB-TYPE	SIZE	PRICE	ZONING
Available	1			Retail	1.75 Acres	N/A	Commercial
Available	2			Retail	1.92 Acres	N/A	Commercial
Available	3			Retail	1.95 Acres	N/A	Commercial
Available	4		221800-008-000-0050-101-150-0000	Retail	2.66 Acres	N/A	Commercial

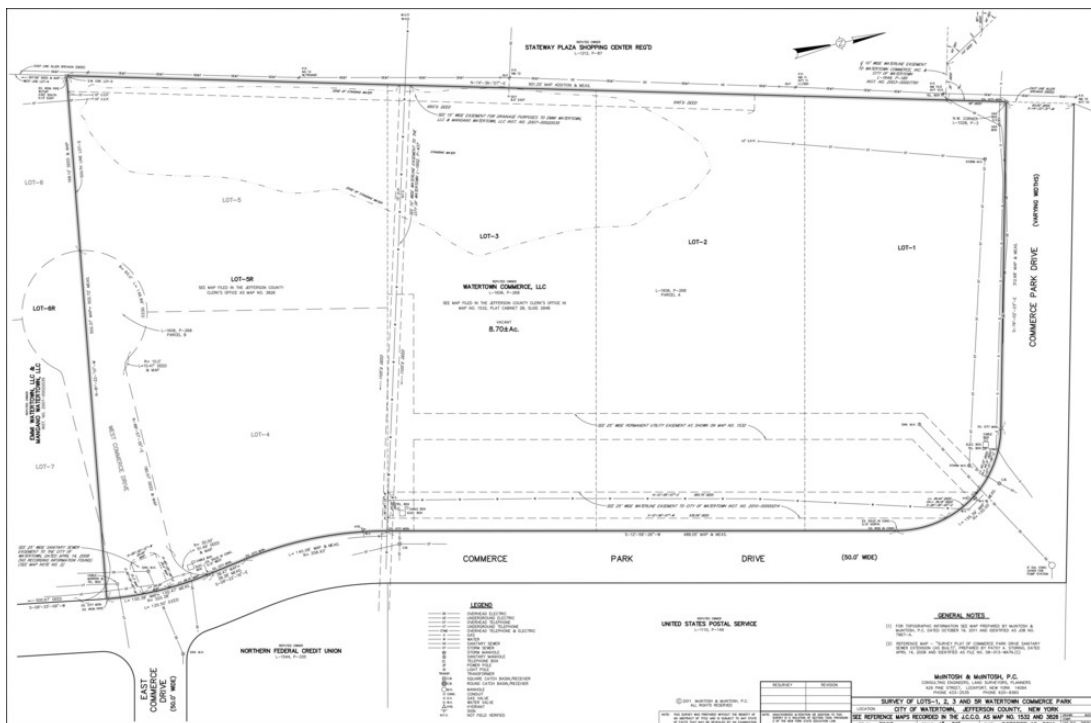
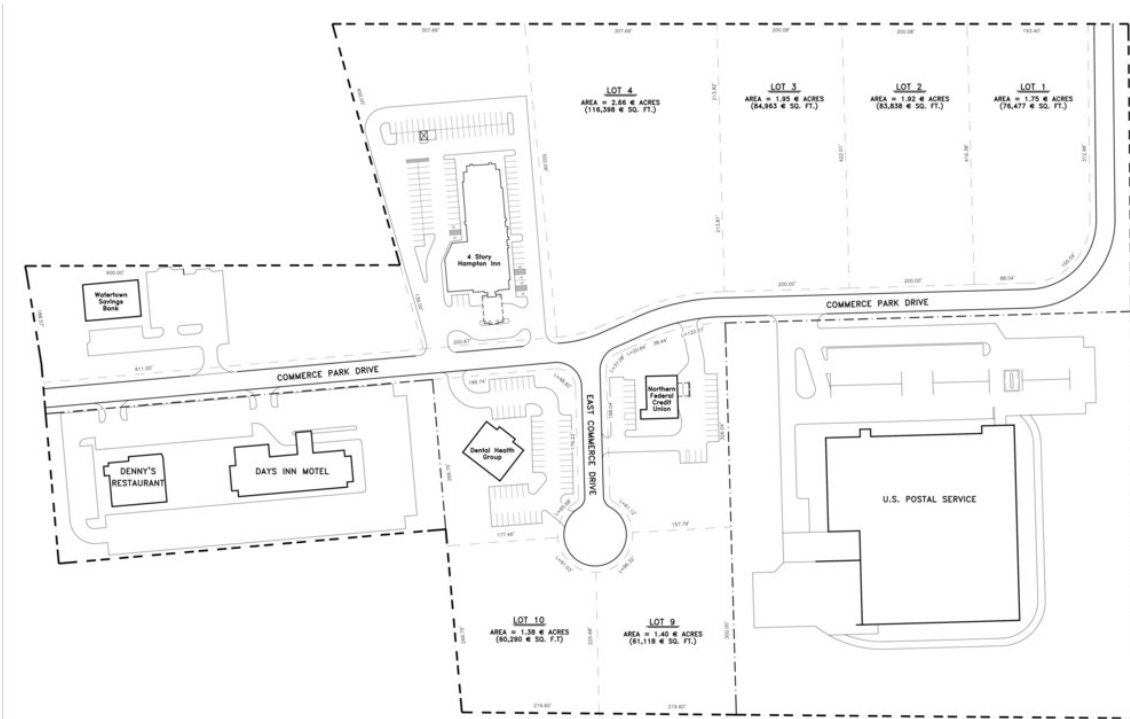


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Demographics	1 Mi.	2 Mi.	3 Mi.	10 Min.
<b>Population</b>				
<b>2023 Estimated Population</b>	<b>987</b>	<b>4,123</b>	<b>10,545</b>	<b>18,207</b>
2028 Projected Population	915	3,792	9,710	16,772
2020 Census Population	1,082	4,101	10,418	18,142
2010 Census Population	1,125	3,612	9,828	17,912
<b>2023 Median Age</b>	<b>38.1</b>	<b>35.1</b>	<b>34.0</b>	<b>34.6</b>
<b>Households</b>				
<b>2023 Estimated Households</b>	<b>386</b>	<b>1,639</b>	<b>4,339</b>	<b>7,878</b>
2028 Projected Households	318	1,357	3,589	6,527
2020 Census Households	419	1,621	4,270	7,825
2010 Census Households	424	1,395	3,941	7,420
<b>Race and Ethnicity</b>				
2023 Estimated White	91.2%	80.3%	79.0%	81.7%
2023 Estimated Black or African American	1.5%	8.3%	8.7%	7.5%
2023 Estimated Asian or Pacific Islander	0.9%	3.3%	4.0%	2.9%
2023 Estimated American Indian or Native Alaskan	0.3%	0.3%	0.4%	0.4%
2023 Estimated Other Races	6.2%	7.8%	7.9%	7.5%
2023 Estimated Hispanic	3.9%	7.2%	7.4%	6.9%
<b>Income</b>				
2023 Estimated Average Household Income	\$106,714	\$95,063	\$87,651	\$76,512
<b>2023 Estimated Median Household Income</b>	<b>\$78,443</b>	<b>\$72,515</b>	<b>\$62,862</b>	<b>\$54,016</b>
2023 Estimated Per Capita Income	\$41,717	\$37,986	\$36,385	\$33,318
<b>Education (Age 25+)</b>				
2023 Estimated High School Graduate	28.9%	30.3%	33.4%	33.6%
2023 Estimated Some College	19.2%	21.5%	22.6%	22.2%
2023 Estimated Associates Degree Only	17.3%	11.8%	10.7%	11.2%
2023 Estimated Bachelors Degree Only	12.5%	17.8%	15.5%	12.9%
2023 Estimated Graduate Degree	13.6%	13.7%	10.8%	9.1%
<b>2023 Estimated College Graduated</b>	<b>62.60%</b>	<b>64.80%</b>	<b>59.60%</b>	<b>55.40%</b>
<b>Business</b>				
2023 Estimated Total Businesses	37	154	524	808
<b>2023 Estimated Total Employees</b>	<b>730</b>	<b>2,734</b>	<b>8,205</b>	<b>14,531</b>
2023 Estimated Employee Population per Business	19.8	17.7	15.6	18.0
2023 Estimated Residential Population per Business	26.7	26.7	20.1	22.5



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