



# 25991 US ROUTE 11

Evans Mills (LeRay), New York, 13637 | **Jefferson County**

JOIN WALMART AND TRACTOR SUPPLY  
AT THE MAIN GATE OF FORT DRUM

AVAILABLE FOR SALE  
ASKING PRICE UPON REQUEST

**RIPCO**  
INVESTMENT SALES

## INVESTMENT HIGHLIGHTS

**#1**

### **Located off Interstate 781**

I-781 is a direct route to Fort Drum from I-81. Route 11 is the only exit off of I-781 before Fort Drum.

**#2**

### **Access**

Traffic light access to Walmart via Herrick Dr to Johnson Rd and/or access through Freedom Plaza

**#3**

### **Utilities Available**

Water: Public, Sewer: Public, Heat: Gas,  
Electric: Public, Fiber Optics: Yes

**#4**

### **Pylon**

Lots 3 & 4: Future signage available  
Lots 2, 5, 6 & 7: Will have a portion of the master pylon

**#5**

### **Area Retailers Include**

Wal-Mart, Aldi, AutoZone, McDonald's, Wendy's, Arby's, Taco Bell, Dunkin', Dairy Queen, Papa Johns, Little Caesars, Buffalo Wild Wings, Wayback Burger and more.



## PROPERTY OVERVIEW

**RIPCO Real Estate** has been retained on an exclusive basis to arrange for the sale of **25991 US Route 11** — Evans Mills (LeRay), NY (the 'Property').

**Le Ray** is a town located in Jefferson County, New York, United States. As of the 2020 census, the town had a population of 25,574, an increase from 21,782 in 2010. It is named after Jacques-Donatien Le Ray, a French supporter of the American Revolution often referred to as a "father of the American Revolution." Le Ray lies in the central part of Jefferson County, northeast of the city of Watertown.

### Geography

According to the United States Census Bureau, Le Ray covers a total area of approximately 74.0 square miles (191.7 km<sup>2</sup>), of which 73.7 square miles (190.7 km<sup>2</sup>) is land and 0.3 square miles (0.9 km<sup>2</sup>), or about 0.49%, is water. The Black River forms the town's southern boundary.

Several major highways run through LeRay:

- U.S. Route 11 runs in a northeast–southwest direction through the town.
- New York State Route 3 crosses the southeastern section.
- New York State Route 26 runs north–south through the town.
- New York State Route 37 is a north–south highway in the western portion.
- New York State Route 342 crosses the southern part of the town.

## PROPERTY SUMMARY

### THE OFFERING

Property Address	25991 US Route 11
Neighborhood	Evans Mills (LeRay)
County	Jefferson County
Available Lots	Lot 5 Lot 6 Lot 7
Traffic Counts	US 11: 13,605 AADT 2023

### ZONING INFORMATION

Zoning	CC (Commercial Corridor)
--------	--------------------------

# SITE PLAN



**25991 US ROUTE 11  
FOR SALE**

# MARKET AERIAL



**25991 US ROUTE 11**  
**FOR SALE**

## ZOOM AERIAL



# ZONING

**PERMITTED USES**

The following uses are permitted within the Commercial Corridors District:

**A. Administratively permitted uses:**

- Agriculture, general
- Agricultural tourism operations
- Equipment sales, repair or rentals, small-scale
- Home occupation, minor
- Parks and open space
- Solar energy system

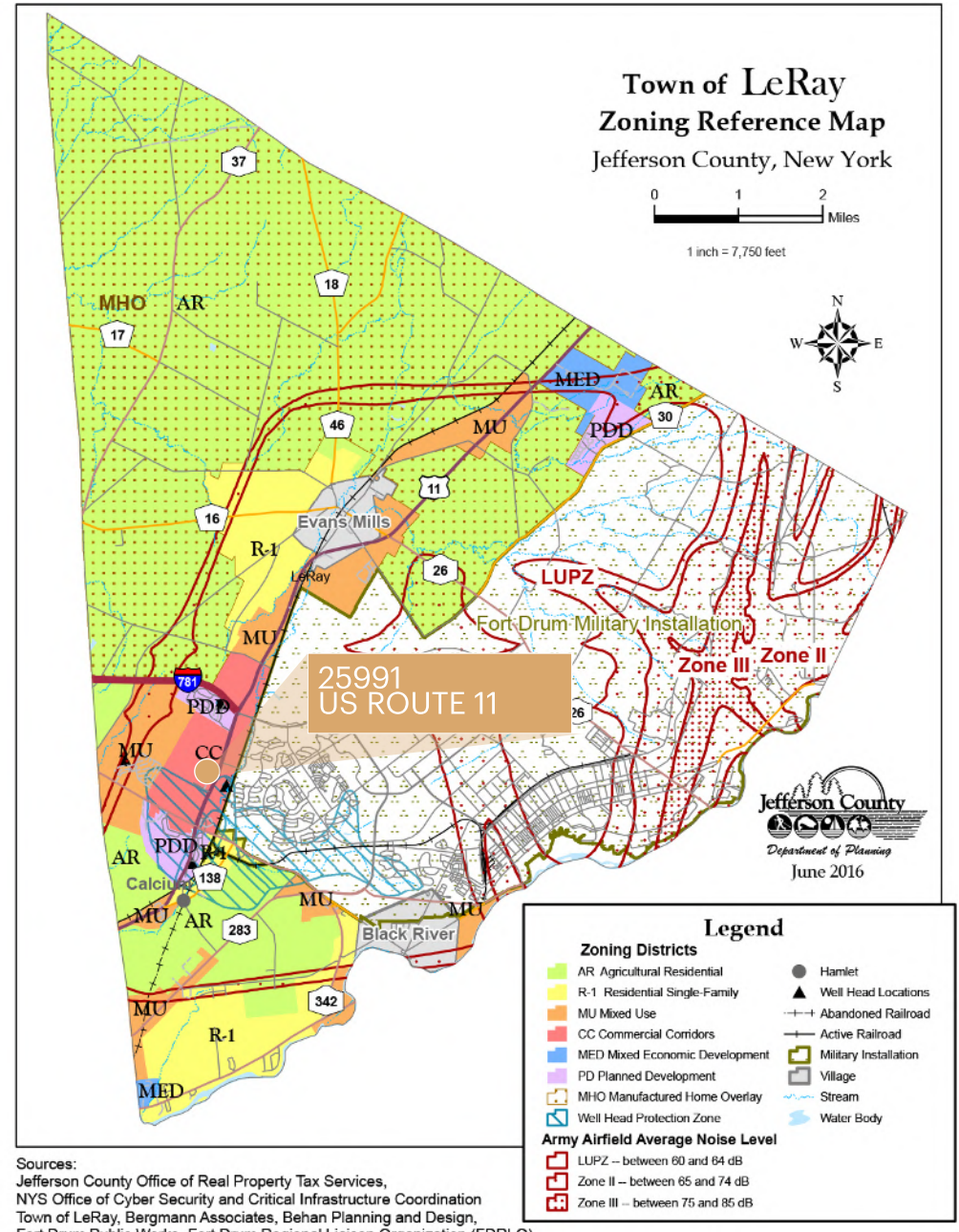
**B. Uses requiring site plan approval:**

- Accessory structure
- Adult entertainment retail
- Apartment building
- Apartment complex
- Automotive repair, limited
- Automotive sales and/or rental, limited
- Automotive service, limited
- Building, mixed-use
- Building, office
- Car wash
- Drive-through facility
- Dwelling, multiple-family
- Dwelling, townhouse (including parent parcel)
- Equipment sales, repair or rentals, large-scale
- Essential services
- Farmers' market
- Funeral home
- Garden center or commercial greenhouse
- Greenhouse, wholesale
- Industry, custom
- Inn
- Laundry, self-serve/dry-cleaning outlet
- Membership clubs
- Mixed-use development
- Mobile food processing establishment
- Motel/hotel
- Motor vehicle parking facility
- Motor vehicle truck rental establishment
- Movie theater
- Place of worship
- Public and semi-public facility

- Recreational facility, commercial
- Recreational vehicle sales, repair or rentals, highway
- Recreational vehicle sales, repair or rentals, non-highway
- Research and development
- Residential-care facility, general
- Restaurant, fast-food
- Restaurant or diner
- Retail, convenience
- Retail, large product
- Retail, small
- Storage facility, outdoor
- Storage facility, self-storage
- Wholesale sales and distribution, large scale

**C. Uses requiring a special use permit and site plan approval:**

- Accessory dwelling unit, attached to commercial building
- Adult entertainment, retail
- Bar, tavern or pub
- Brewery, winery or distillery
- Dry-cleaning facility
- Dwelling unit, accessory, attached to commercial building
- Forestry
- Freight terminal
- Health-care facility, outpatient
- Home occupation, major
- Hospital
- Motor vehicle and equipment sales, repair and rental, heavy
- Motor vehicle truck stop
- Movie theater, drive-in
- Nightclub
- Pawn shop
- Retail shopping center
- Telecommunications facility: co-location only
- Wind energy conversion system, small



# AREA DEMOGRAPHICS



	<b>3 MILES</b>	<b>5 MILES</b>	<b>10 MILES</b>
<b>Population</b>	17,821	28,424	68,107
<b>Number of Households</b>	6,160	9,952	27,035
<b>Average Household Income</b>	\$72,231	\$73,888	\$77,208
<b>Median Household Income</b>	\$60,495	\$61,070	\$59,430
<b>College Graduates</b>	3,823 48%	6,102 43%	16,552 40%
<b>Total Businesses</b>	207	527	2,435
<b>Total Employees</b>	8,179	17,981	43,860
<b>Daytime Population</b>	15,675	30,736	77,144

# CONTACT EXCLUSIVE AGENTS

FOR SALE INQUIRIES

**Jeffrey Albanese**  
jalbanese@ripconj.com  
973.296.0179

FOR FINANCING INQUIRIES

**Adam Hakim**  
ahakim@ripcony.com  
646.290.2011

**James Murad**  
jmurad@ripcony.com  
646.290.2012