

EXCLUSIVE LISTING



Seaway Shopping Center Ogdensburg, NY



LOCATION

701 & 703 Canton St
Ogdensburg, NY 13669



SIZE

97,881 SF
+/- 9.40 AC



OCCUPANCY

84%



DEMOGRAPHICS

10-MILE POPULATION 16,854
10-MILE AVG HH INC. \$69,647



PRICE / CAP RATE

\$4,500,000
9.5%



NOI

\$426,771

INVESTMENT HIGHLIGHTS:

- Save A Lot recently committed to a 10-year lease extension, demonstrating its long-term commitment to the shopping center. This is the second highest performing store out of the nine operated by JCP Groceries.
- Harbor Freight and O'Reilly Auto Parts signed new 10-year leases in 2022 and 2024, respectively.
- Family Dollar and H&R Block recently exercised renewal options.
- Upside potential through leasing three vacant units totaling 15,400 SF.
- Strategically located at the intersections of State Highways 37, 812, and 68.

FOR FURTHER INFORMATION CONTACT:

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