

GOUVERNEUR CENTER

September 2026

473 EAST MAIN STREET (ROUTE 11)
GOUVERNEUR, NY 13642

AVAILABLE: 1,680 SF, 2,145 SF, 4,275 SF, 9,178 SF & PAD
SITE



Base Rent: \$12/SF Net (Price Varies Per Square Foot) **PRICE REDUCED!**

Available: 1,680 SF, 2,145 SF, 4,275 SF, and 9,178 SF

Freestanding building for lease 4,275 SF

- ❖ Potential fast food restaurant
- ❖ Drive Through possibility
- ❖ Will Divide into separate retail spaces!



Your
Business
Here!

Features:

- ❖ Located directly on Route 11
- ❖ Ample parking
- ❖ Canton, NY 20-minute drive North
- ❖ Watertown, NY 35-minute drive South
- ❖ Strong National Tenants within the plaza

Tenants:

- ❖ Tractor Supply
- ❖ Kinney Drugs
- ❖ Dollar Tree
- ❖ KPH Healthcare Services, Inc.

Demographics:

- ❖ Land Area: 32.465 sq. miles
- ❖ Residents: 3,908 people
- ❖ Employees: 2,105 people
- ❖ Businesses: 145 establishments
- ❖ Households: 1,582 households
- ❖ Families: 954 families
- ❖ GDP: 208,691.42 USD

Excellent High Visibility Location for any type of Retail or Restaurant, Pharmacy, Storage and/or Medical Uses!

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