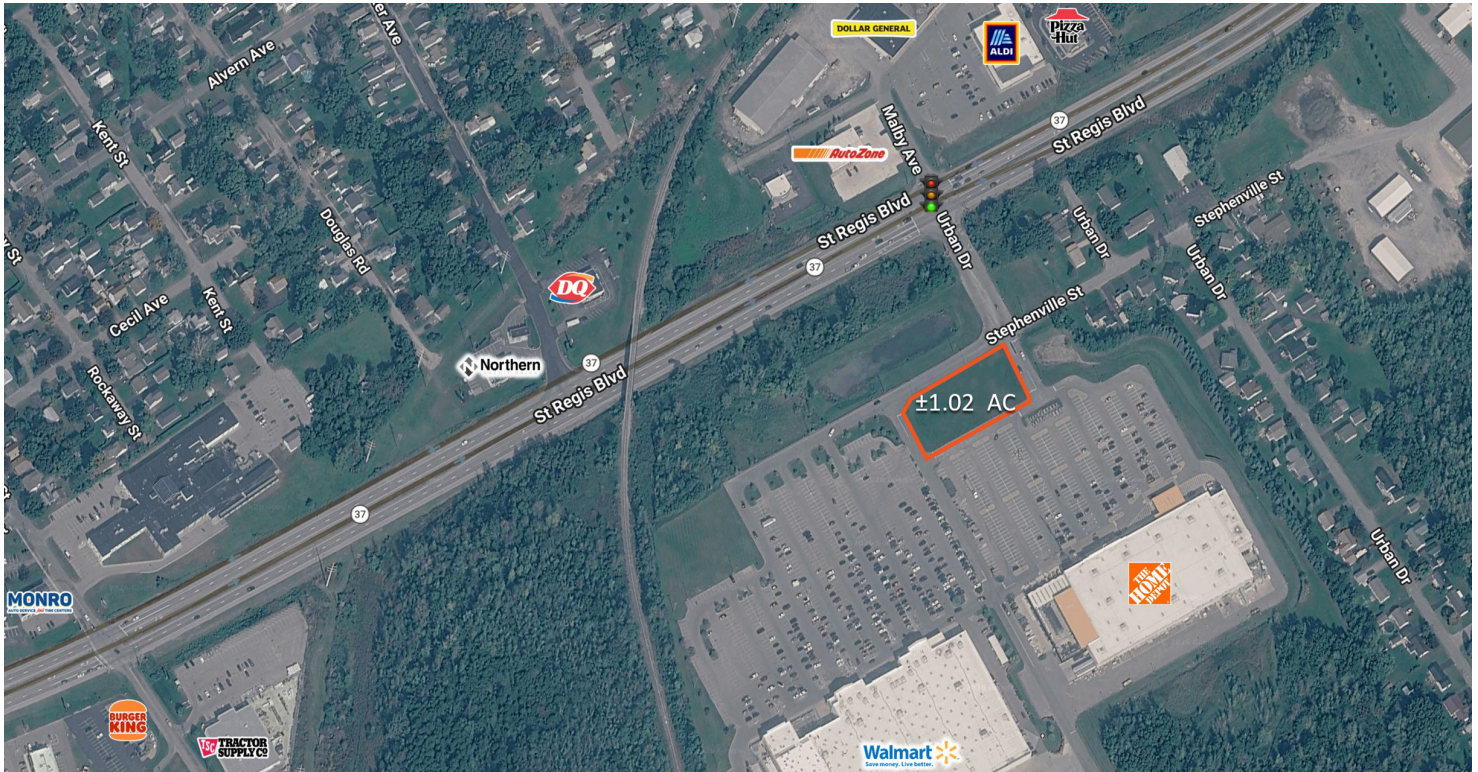




±1.02 AC MASSENA, NY

41 Stephenville St., Massena, NY 13662

Property Summary



DAILY TRAFFIC CONDITIONS

TRAFFIC COUNT	DAILY TRAFFIC
COUNT	11,605
STREET	St. Regis Blvd.

* Figures shown represent estimates

DEMOGRAPHICS - 2026

DEMOGRAPHICS	3 MILE	5 MILE	7 MILE
Estimated Population	11,261	13,812	15,858
Average HH Income	\$86,409	\$90,253	\$92,643
Estimated Households	5,061	6,161	7,038



PROPERTY HIGHLIGHTS

- Regional retail area
- Excellent visibility and traffic signal access to Route 37
- Located near the US-Canadian border, Massena International Airport, Moses State Park, Akwesasne Mohawk Casino, and Cedar View Golf Club
- Join area retailers: The Home Depot, Walmart, BJ's Wholesale Club, ALDI, Tractor Supply Co., Community Bank, Price Chopper, Ashley Furniture, Big Lots, Aaron's, Hannaford Supermarket, TJ Maxx, Advance Auto Parts, Dollar Tree, AutoZone, Walgreens, NBT Bank, Verizon, Key Bank, and more
- Nearby restaurants include McDonald's, Burger King, Dairy Queen, Pizza Hut, Tim Hortons, Wendy's, Taco Bell, Kentucky Fried Chicken, Gristmill Brewery, An Italian Affair, Morley's American Grill, Coach's Corner, and more



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Location Maps



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