

155 COMMERCIAL DRIVE

155 Commercial Drive
Watertown, NY 13601



PROPERTY DESCRIPTION

Multiple land lots available for Sale, or Build To Suit/Ground Lease on Commercial Park Drive in Watertown. Lots 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/off ramps. This is the largest retail corridor in the Watertown area, and is a major shopping center for Fort Drum and tourist 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 to 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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