

# Seaway Shopping Center

701 Canton Street  
Ogdensburg, NY 13669



## AVAILABLE OPPORTUNITY

*FOR LEASE: Multiple spaces available*

- » Unit #102: 6,200 SF- End-cap
- » Unit #105: 3,000 SF- In-line
- » Unit #111: 6,200 SF- In-line
- » Outparcel Opportunity Available

## PROPERTY HIGHLIGHTS

- » Prime location in the main retail corridor of Ogdensburg just off NY Route 37 near the signalized intersection of NY Route 68
- » Situated in popular neighborhood shopping plaza Seaway Shopping Center, anchored by Harbor Freight, Family Dollar, Save-A-Lot & more
- » Excellent visibility, both pylon and monument signage available & ample parking with 3 points of ingress/egress on Canton Street
- » Located approximately 3 miles from the U.S.- Canadian border



FOR MORE INFORMATION, PLEASE CONTACT:



**VALERIE VINCENT**  
Licensed Real Estate Associate Broker  
315.663.8827 (c)  
[Valerie@VentureBrokerageGroup.com](mailto:Valerie@VentureBrokerageGroup.com)

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## PROPERTY PHOTOS



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RETAIL SPACE AVAILABLE IN NEIGHBORHOOD PLAZA

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**VENTURE**  
BROKERAGE GROUP

## MARKET AERIAL



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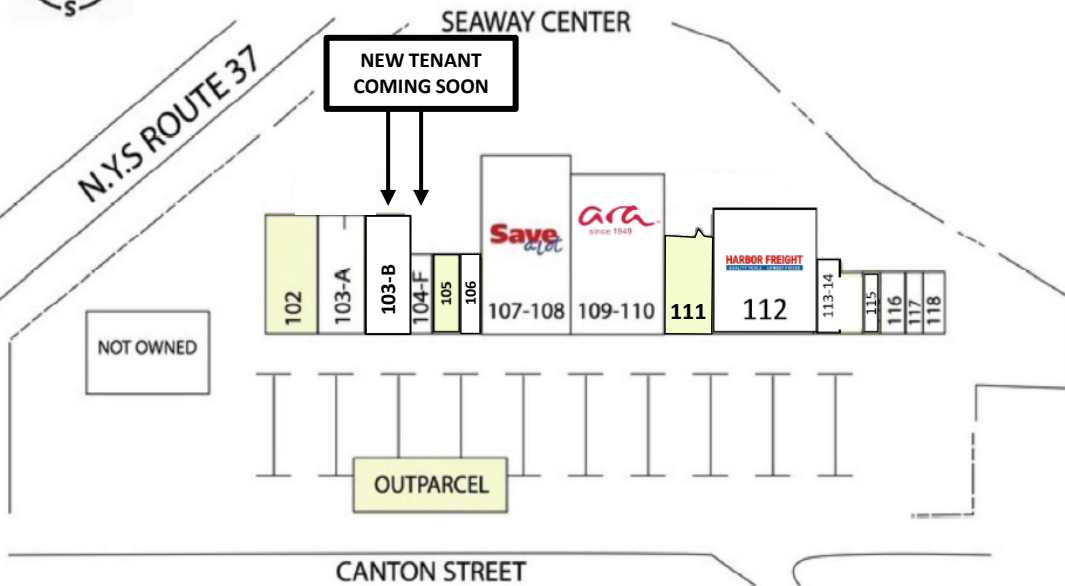
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## SITE PLAN



Unit #	Tenant	SF
102	VACANT	6,200
103-A	Family Dollar	9,300
103-B	New Tenant Coming Soon	6,000
104-F	New Tenant Coming Soon	2,514
105	VACANT	3,000
106	Legend Smoke Shop	1,767
107	Save-A-Lot	17,647
109/110	ARA Shoes Inc.	17,224
111	VACANT	6,200
112	Harbor Freight Tools	16,160
113/114	Sholette's Liquor Future Location	4,416
115	Cell Phones for Less	1,577
116	Pro Nail Bar & Organic Spa	2,000
117	H&R Block	1,200
118	Big Cheese Pizza	2,000
<b>15 Units</b>	<b>TOTALS:</b>	<b>97,205</b>

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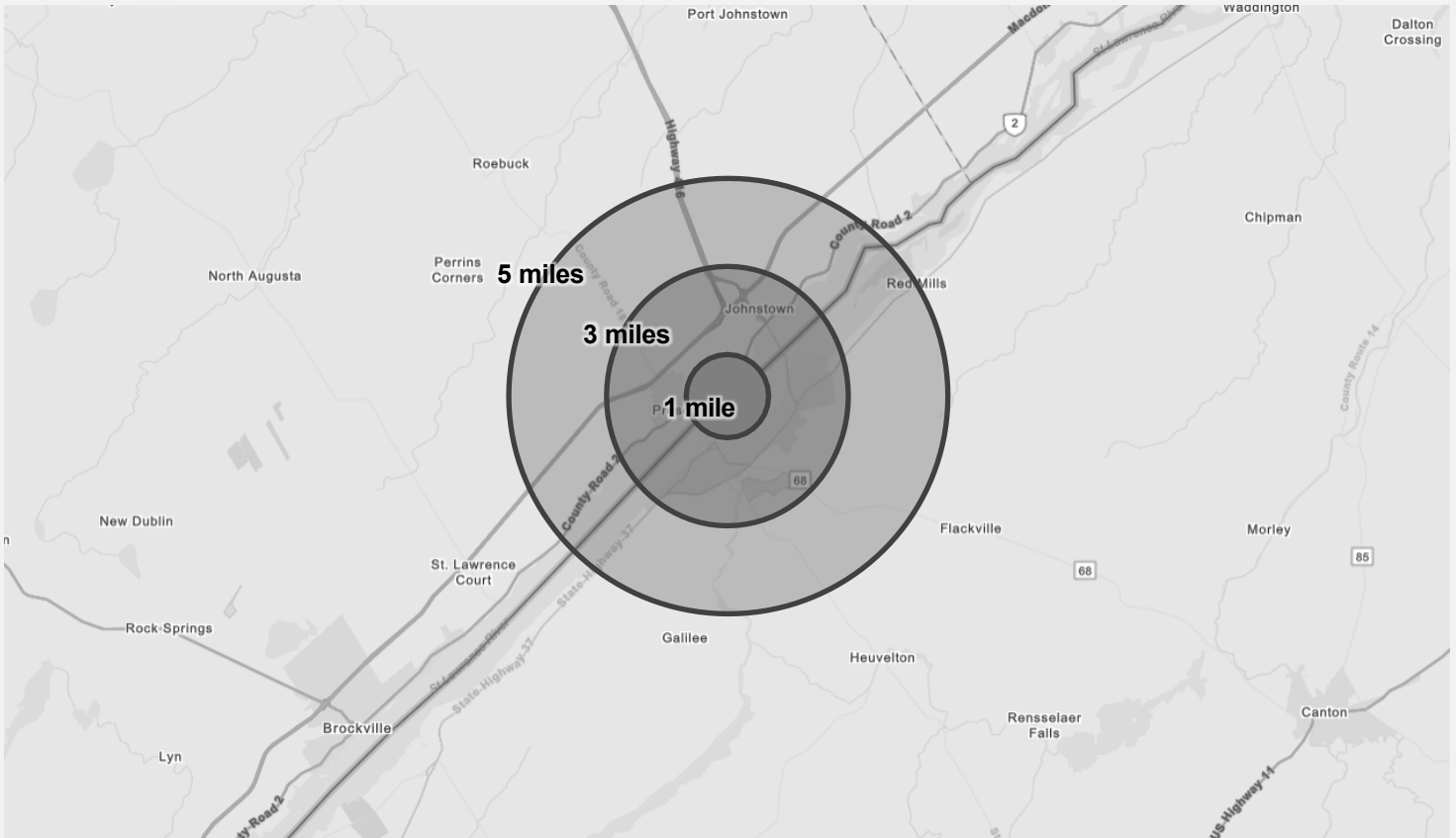
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## DEMOGRAPHICS



DEMOGRAPHIC SNAPSHOT	1 MILE	3 MILES	5 MILES
Total Population	6,476	10,843	12,192
Daytime Population	6,837	11,306	12,520
Households	2,943	4,321	4,840
Average Household Income	\$72,406	\$73,909	\$75,899



**406**  
Businesses



**5,548**  
Employees



**\$103,953**  
Median Home Value



**42.4**  
Median Age

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