

PRIME RETAIL LOCATION

Owner Motivated To Sell

Bring All Offers!!

11,200± SF Retail Building For Sale

Property Highlights

- Owner motivated to sell, bring all offers!!
- Three spaces available for lease (2,734± SF, 2,070± SF and 1,445± SF) at reasonable prices.
- Excellent location at signalized intersection of high traffic Arsenal & Massey Streets
- One block from Downtown Watertown Business District
- Arsenal Street is the major retail corridor in the 'North Country'
- Building tenants include Great Chinese Wall Restaurant, Sushi Express Restaurant and Totally Tan.

Demographic	3 Miles	5 Miles	10 Miles
Population	30,576	38,251	71,794
Households	12,667	15,377	26,199
Average Income	52,555	55,667	58,986
Daytime Population	27,167	29,262	34,270
Source: ESRI Business Analyst 2019			

Traffic Counts	
Arsenal Street	22,416 AADT
Massey Street	16,051 AADT
Source: NYS DOT 2016	

For more information, please contact:

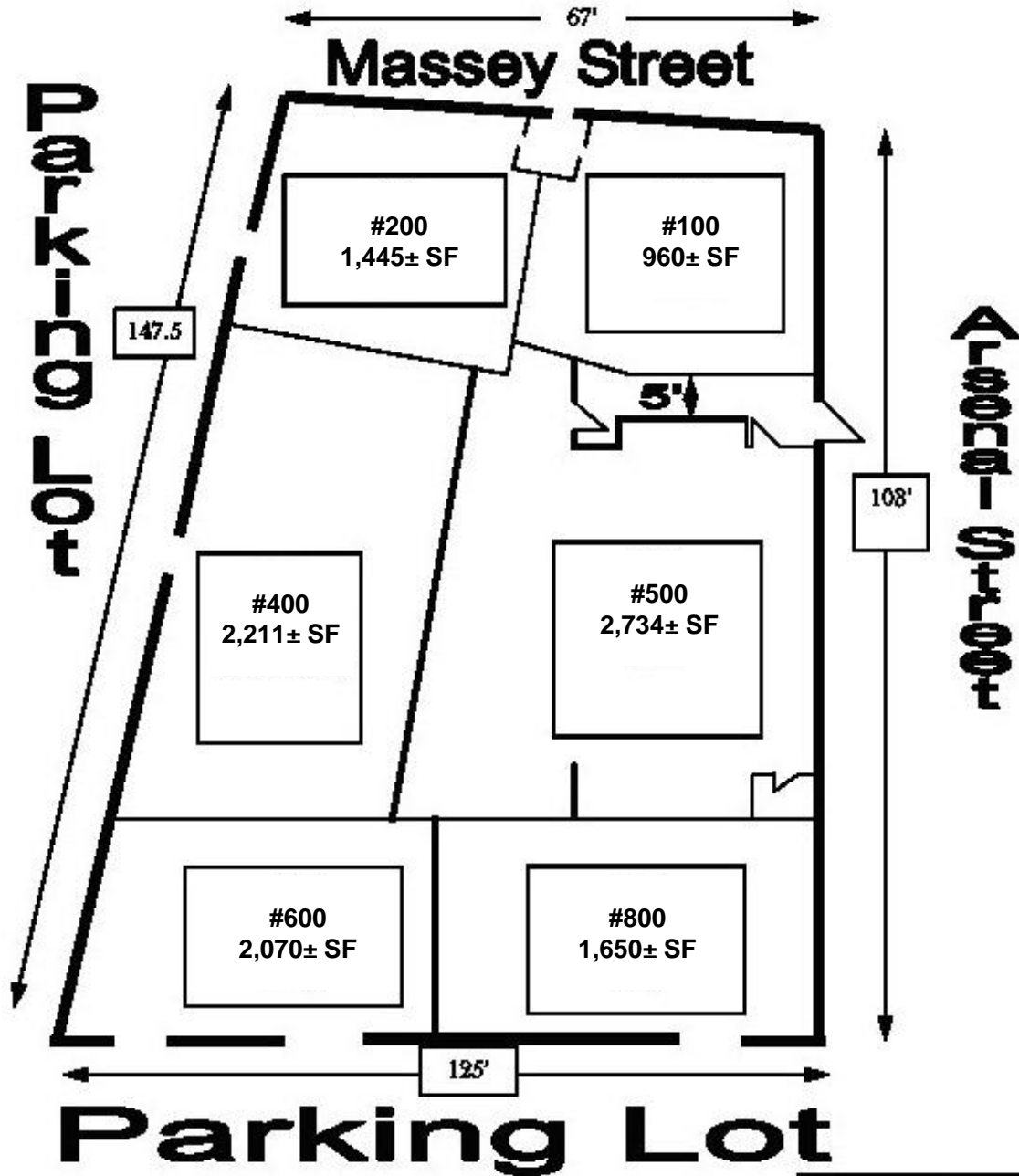
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Space Information		
#100	960 SF	8.7%
#200	1,445 SF	13.1%
#800	1,650 SF	14.9%
#400	2,211 SF	20.0%
#500	2,734 SF	24.7%
#600	2,070 SF	18.7%

Revised April 12, 2012



FOR SALE OR LEASE
312 Arsenal Street
 Watertown, New York 13601

