

FOR SALE OR LEASE

185 Market Street

Potsdam, New York 13676



Prime Development Site

9.0± Acres Available

Property Highlights

- Up to 9.0± acres available for sale adjacent to Price Chopper
- Site includes a 7,700± SF building which has 6,200± SF to 7,700± SF available for lease
- 350± front feet on Market Street (NY 56)
- This is the prime Potsdam shopping area
- Heavy traffic
- SUNY Potsdam and Clarkson University are situated in the town of Potsdam, with a combined enrollment of over 7,000 students
- Area retailers include Price Chopper, Advance Auto, Harbor Freight, Walgreens, McDonald's, Kinney Drugs, Burger King, Taco Bell, Napa, Hampton Inn, ZoomTan

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Demographic	1 Mile	3 Miles	5 Miles
Population	2,635	9,913	14,137
Households	1,294	2,898	4,744
Average H.H. Income	\$78,772	\$76,644	\$83,045
Daytime Employees	2,411	6,867	7,871

Source: ESRI Business Analyst 2022

Traffic Counts
Market Street
7,368 AADT

Source: NYS DOT 2019

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Space Available for Lease

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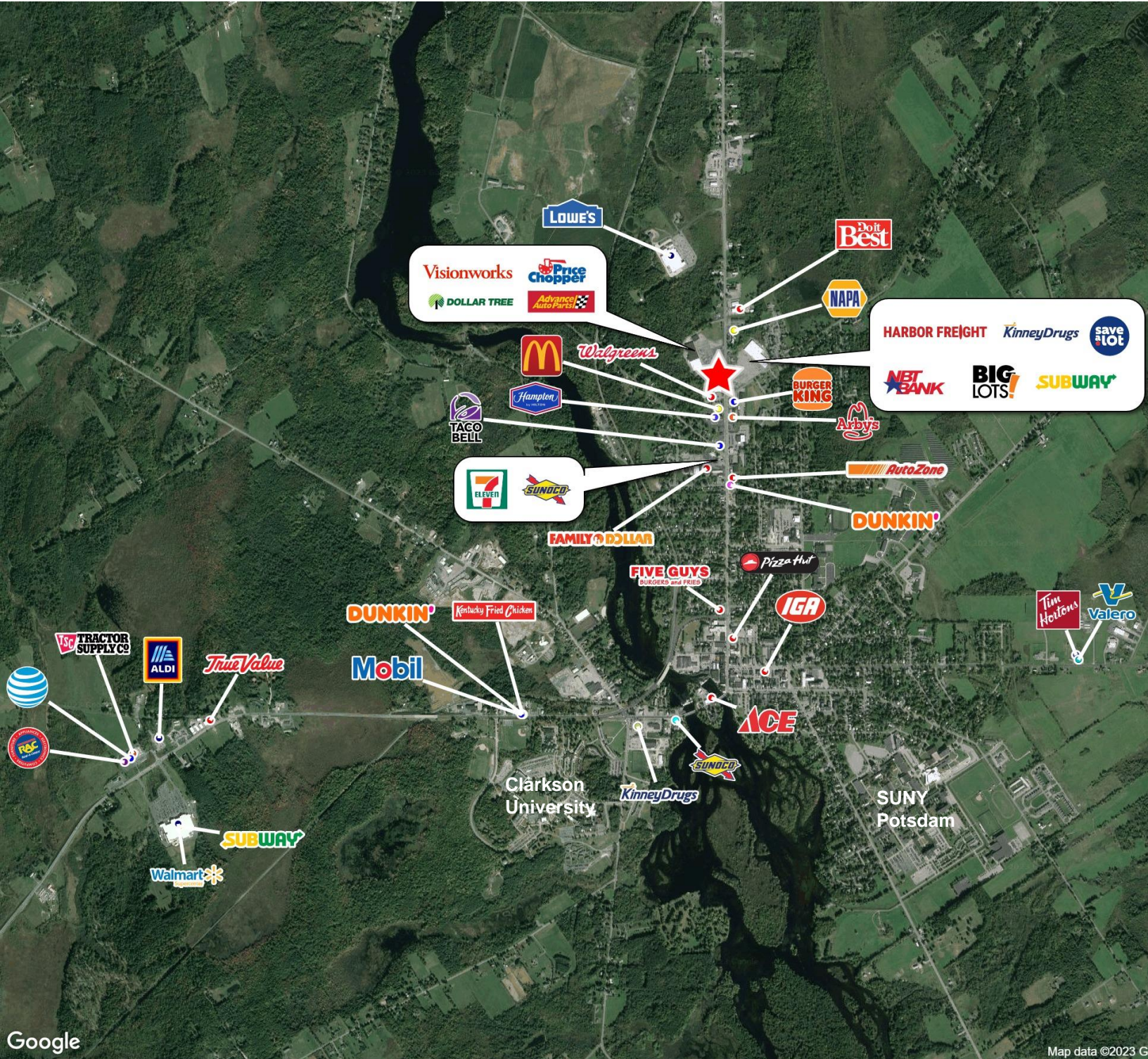


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