

9.32± Acre Development Site

Property Highlights

- Excellent visibility from I-81 with over 840± feet of frontage on Route 12
- Minutes from Thousand Island Bridge
- Access to both Seaway Avenue and Route 12
- Situated in the Town of Orleans zoned Business District
- Area neighbors include Price Chopper, Dollar General, Northern Federal Credit Union, UPS Store, Thousand Island Bait Store and Swan Bay RV Park/Campgrounds

Traveler Spending	Food & Beverage	Retail & Service Stations
Jefferson County	\$95,000,000	\$47,000,000
Oswego County	\$76,000,000	\$28,000,000
Saint Lawrence County	\$36,000,000	\$19,000,000
Total	\$206,000,000	\$93,000,000

Source: Economic Impact of Visitors in New York 2022 (published September 2023)

Contact

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Demographic	5 Miles	10 Miles	15 Miles	
Population	3,510	10,087	17,046	
Households	1,594	4,442	6,849	
Average H.H. Income	\$101,391	\$96,533	\$92,217	
Daytime Employees	2,780	5,311	6,715	
Source: ESRI Business Analyst 2023				

Traffic Counts	
Route 12	5,012 AADT
I-81	5,756 AADT
Source: NYS DOT 2019	

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43393 Seaway Ave & Route 12 | Orleans, New York

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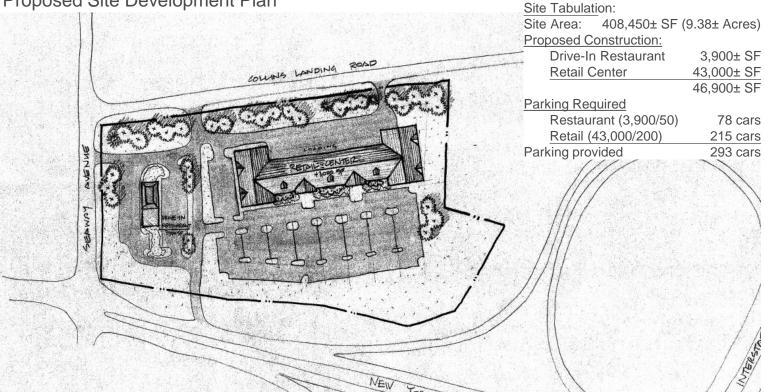
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Proposed Site Development Plan



	Site Tabulation:	
	Site Area: 408,450± SF (9.	38± Acres)
COUNS LANDING ROAD	Proposed Construction:	
COUNS LANDING	Drive-In Restaurant	3,900± SF
III MORE	Gasoline Convenience	2,500± SF
1 000 00 000 0000 0000 00000 00000 00000 0000	Drive-In Restaurant	3,500± SF
	Restaurant	3,500± SF
		5,400± SF
	Parking Required	
rta and All All	Restaurant (3,900/50)	78 cars
	Convenience	12 cars
	Restaurant (3,500/50)	70 cars
NO H RIFERADO COL	Restaurant (3,500/50)	70 cars
	Parking provided	230 cars
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