

FOR SALE OR LEASE

43393 Seaway Ave. & Route 12

Orleans, New York 13607



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)

| 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

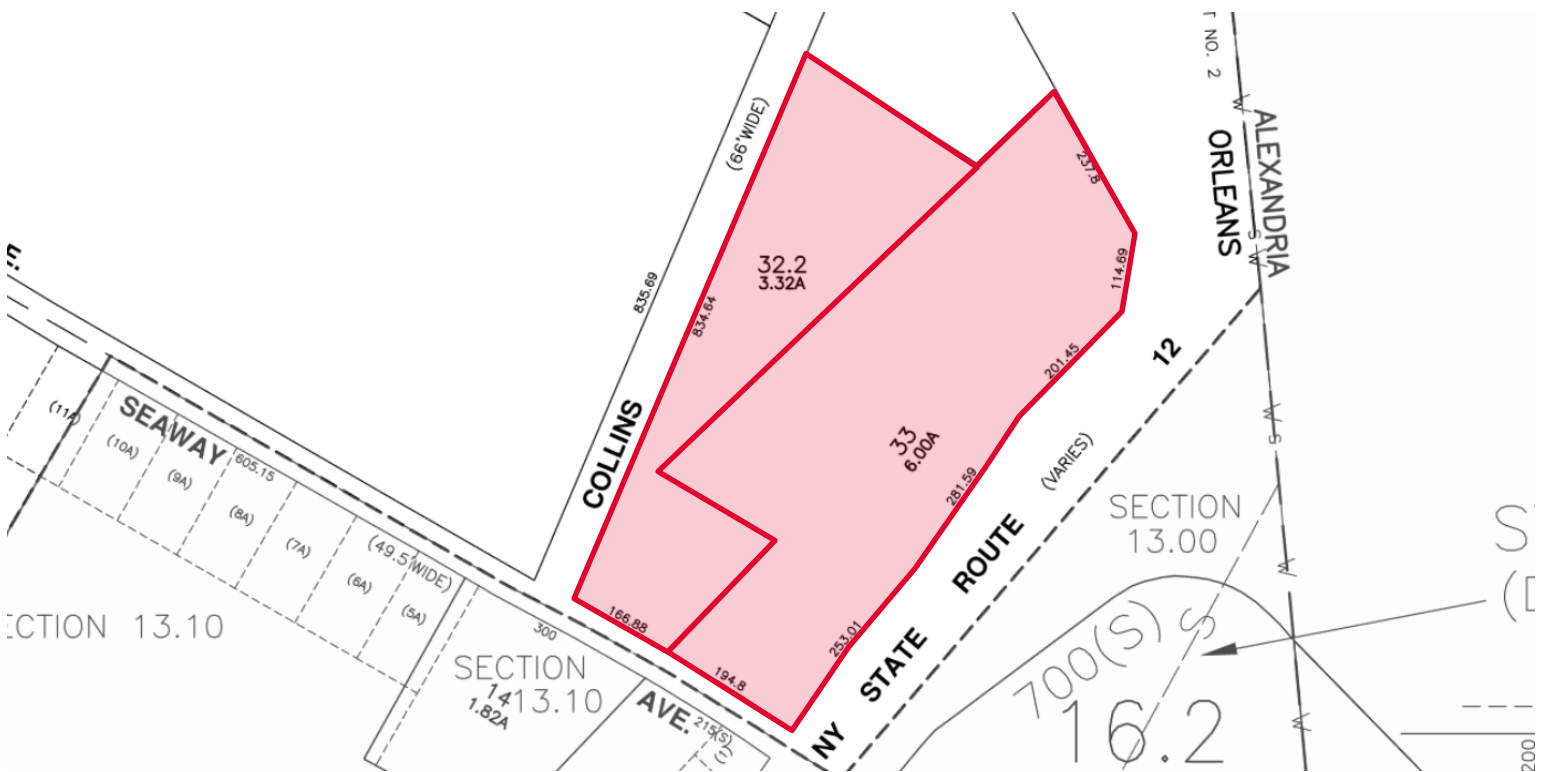
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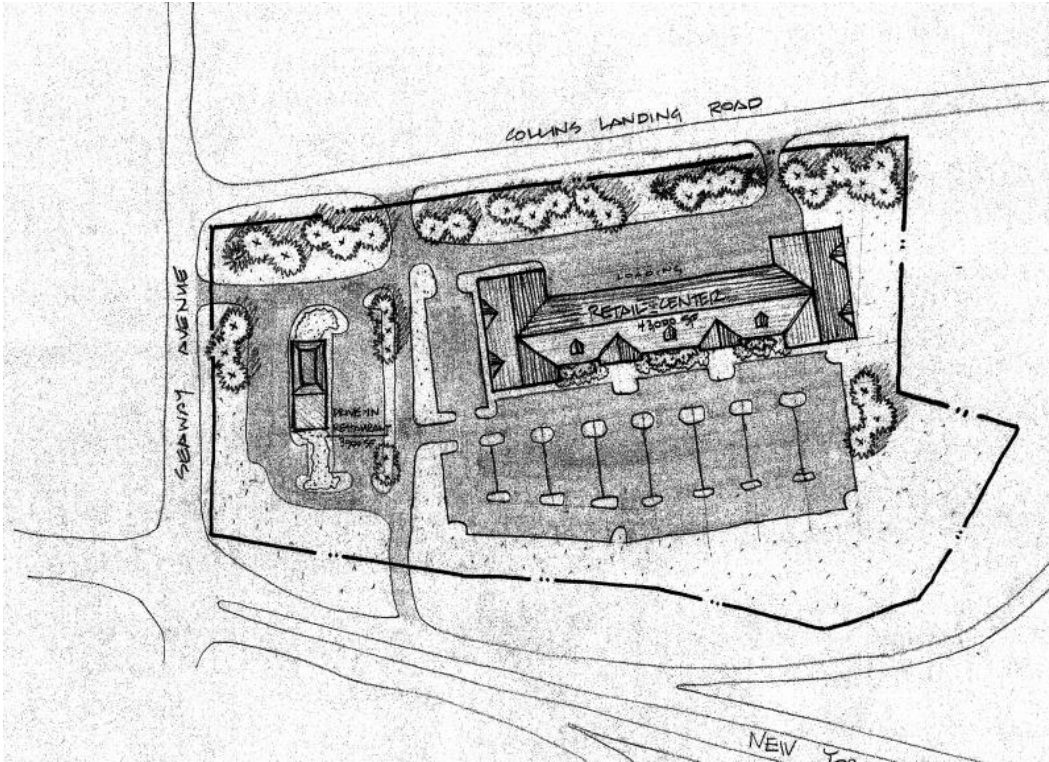


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Proposed Site Development Plan



Site Tabulation:

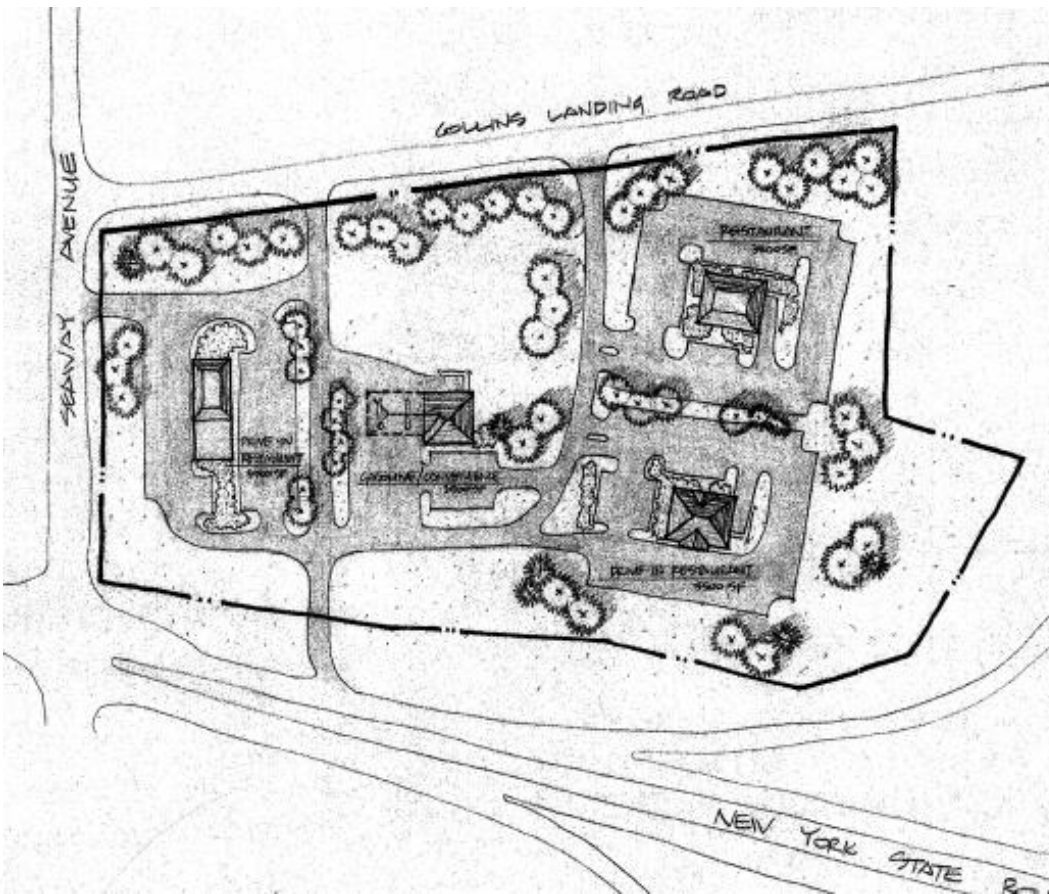
Site Area: 408,450± SF (9.38± Acres)

Proposed Construction:

| | |
|---------------------|-------------------|
| Drive-In Restaurant | 3,900± SF |
| Retail Center | 43,000± SF |
| Total | 46,900± SF |

Parking Required

| | |
|-------------------------|-----------------|
| Restaurant (3,900/50) | 78 cars |
| Retail (43,000/200) | 215 cars |
| Parking provided | 293 cars |



Site Tabulation:

Site Area: 408,450± SF (9.38± Acres)

Proposed Construction:

| | |
|----------------------|-------------------|
| Drive-In Restaurant | 3,900± SF |
| Gasoline Convenience | 2,500± SF |
| Drive-In Restaurant | 3,500± SF |
| Retail | 3,500± SF |
| Total | 15,400± SF |

Parking Required

| | |
|-------------------------|-----------------|
| Restaurant (3,900/50) | 78 cars |
| Convenience | 12 cars |
| Restaurant (3,500/50) | 70 cars |
| Restaurant (3,500/50) | 70 cars |
| Parking provided | 230 cars |

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