


FOR SALE OR LEASE

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 – 6.6 miles to Canadian Border
- Access to both Seaway Avenue and Route 12
- Situated in the Town of Orleans zoned [Business District](#)
- Area neighbors include Price Chopper, Dollar General, McDonald's, Northern FCU, UPS Store, Thousand Island Bait Store and Swan Bay RV Park/Campgrounds

Traveler Spending	Food & Beverage	Retail & Service Stations
Jefferson County	\$105,800,000	\$47,400,000
Oswego County	\$84,100,000	\$28,100,000
Saint Lawrence County	\$42,200,000	\$20,400,000
Total	\$232,100,000	\$95,900,000

Source: *Economic Impact of Visitors in New York 2024 (published September 2025)*

Demographic	5 Miles	10 Miles	15 Miles
Population	3,346	10,028	16,710
Households	1,583	4,578	6,929
Average H.H. Income	\$100,921	\$97,607	\$93,726
Daytime Employees	2,907	5,522	6,516

Source: ESRI Business Analyst 2025

Traffic Counts

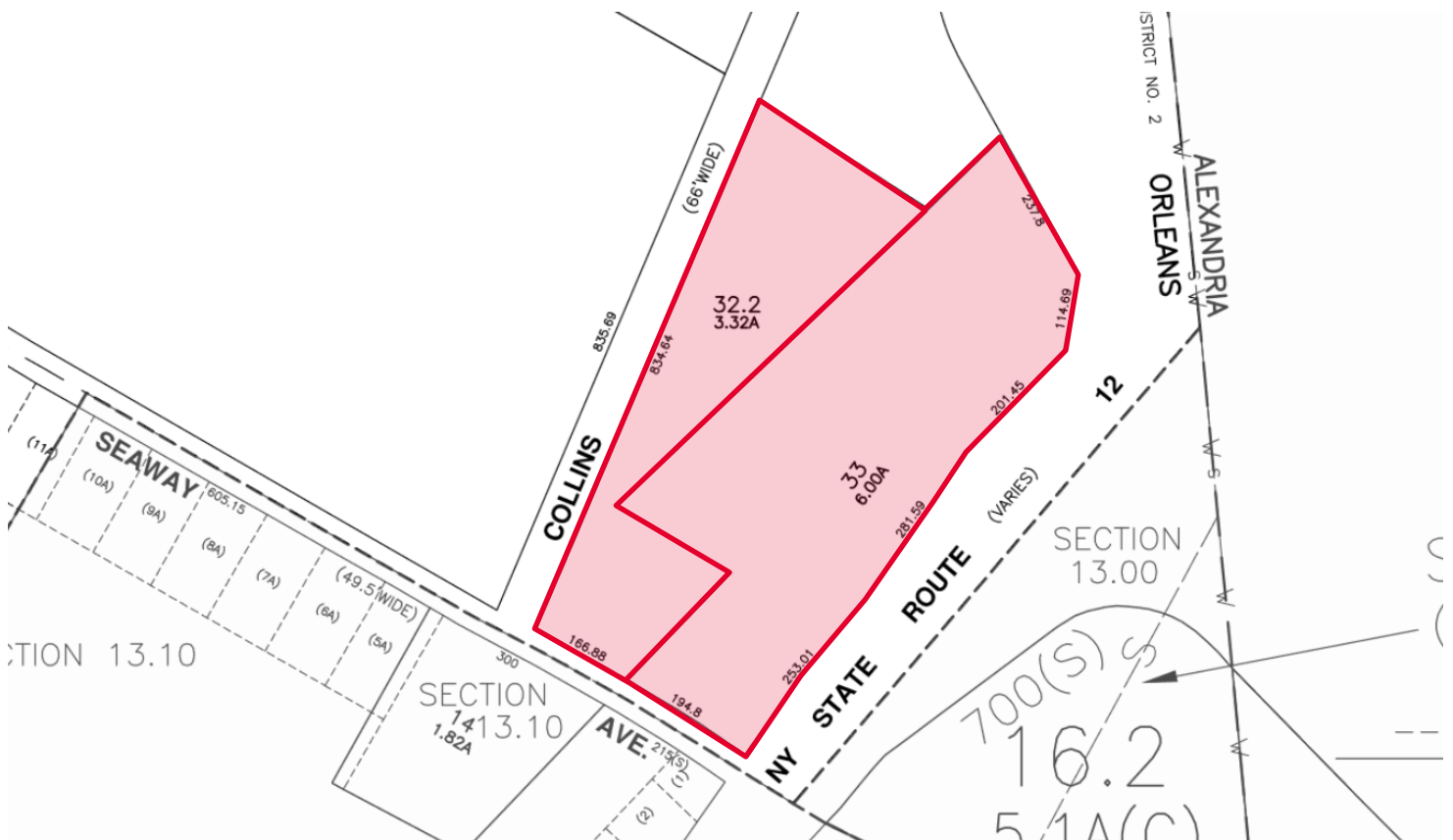
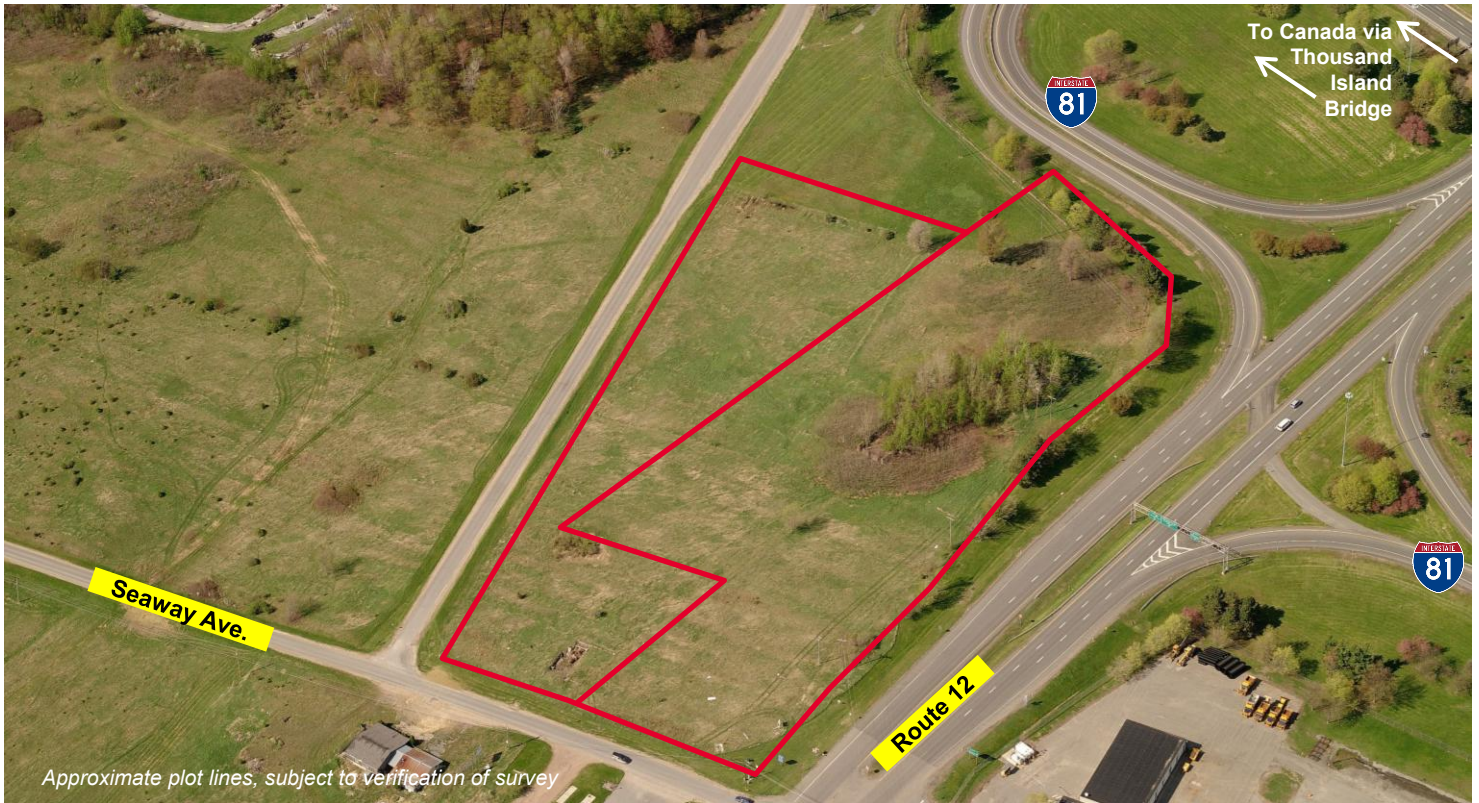
Route 12	5,122 AADT
I-81	5,412 AADT

Source: NYS DOT 2024

EXCLUSIVE CONTACT

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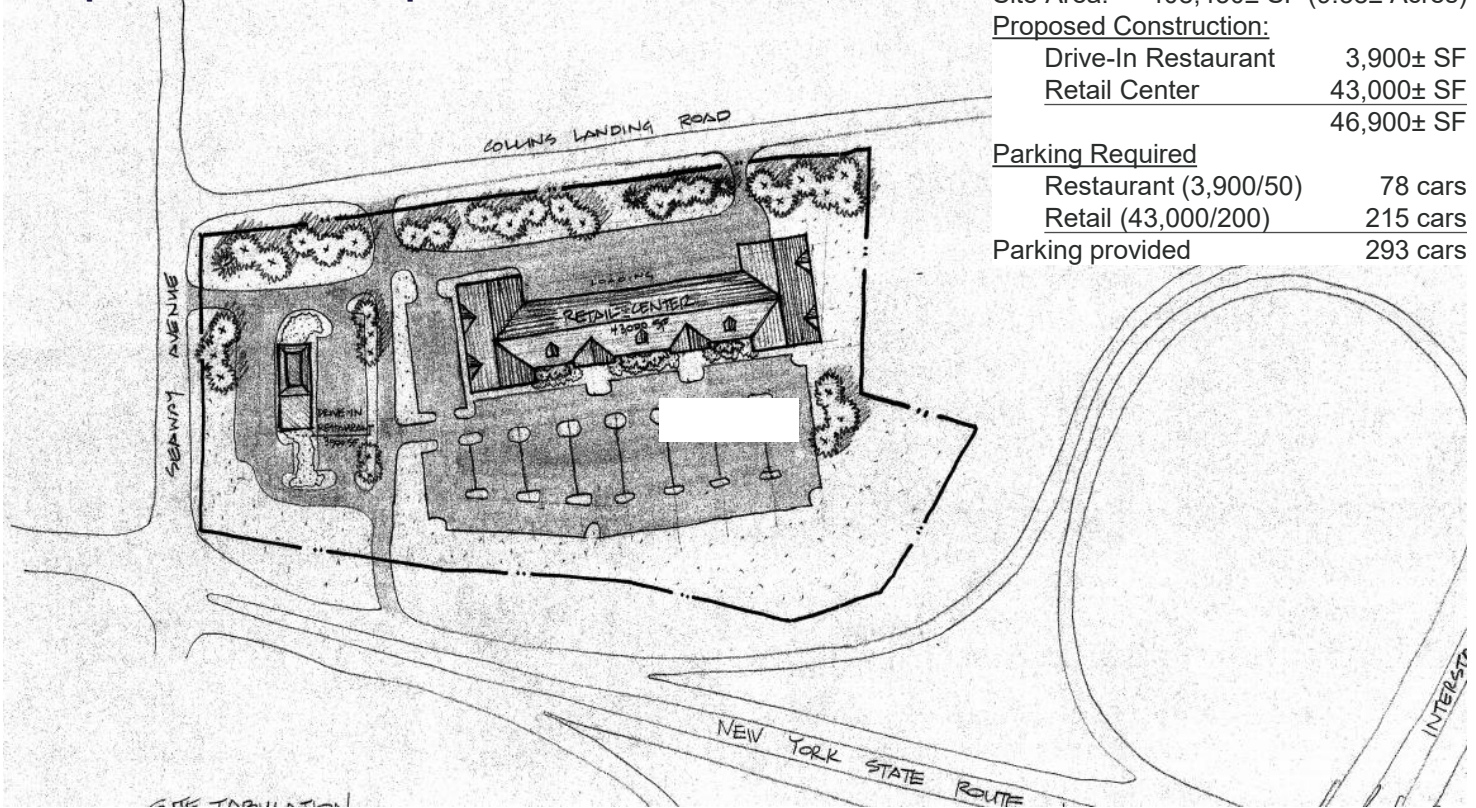
**CUSHMAN &
WAKEFIELD**



**Pyramid Brokerage
Company**

**43393 Seaway Ave. & Route 12
Orleans, New York 13607**

Proposed Site Development Plan



Site Tabulation:

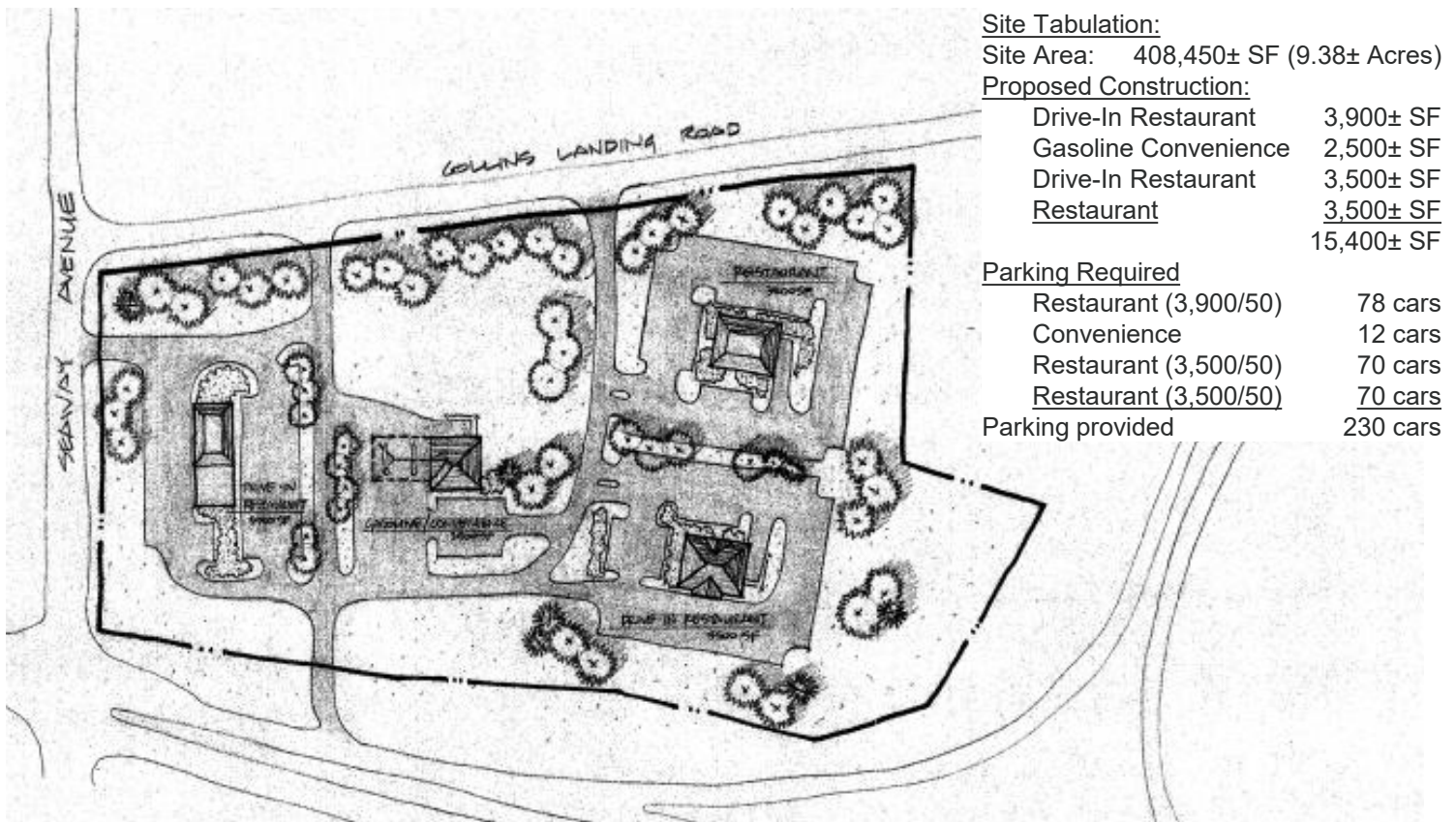
Site Area: 408,450± SF (9.38± Acres)

Proposed Construction:

Drive-In Restaurant	3,900± SF
Retail Center	43,000± SF
	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
Restaurant	3,500± SF
	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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