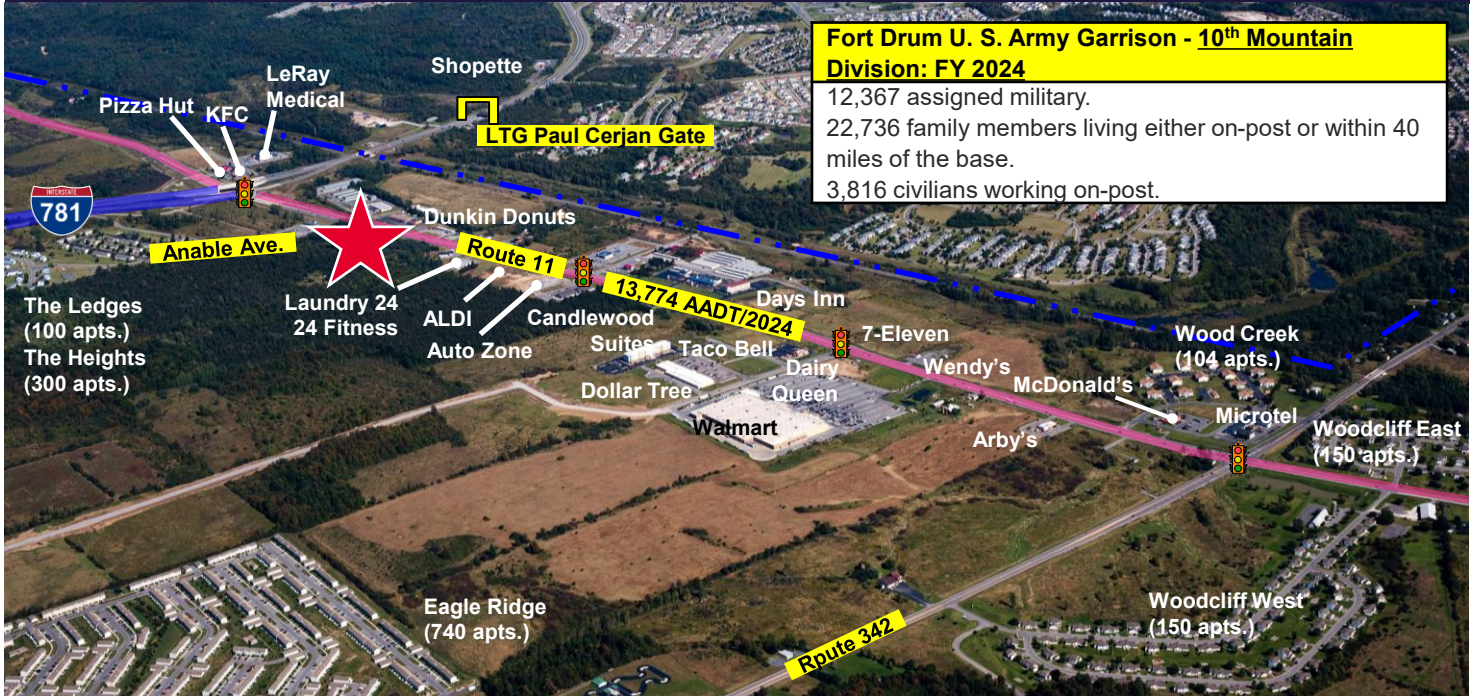



FOR SALE

5.74± ACRE DEVELOPMENT SITE NEAR FORT DRUM MAIN GATE

Property Highlights

- 5.74± acres of zoned Commercial Corridor in Town of LeRay
- Located along the main commercial corridor surrounded by several national retailers and QSR's, including, ALDI, AutoZone, Taco Bell, 7-Eleven, Wendy's, McDonald's, Arby's, Dairy Queen and Walmart
- Hotels in the area include Candlewood Suites, Days Inn and Microtel
- West side of US Route 11 with strong visibility and access
- Approximately 1,400 feet south of the I-781 interchange
- In proximity to Fort Drum, New York State's largest, single-site employer
- Excellent proximity to 1,500+ apartments – Eagle Ridge
- (740 units), The Ledges (100 units), The Heights (300 units), Wood Cliff West & East (300 units), Wood Creek (104 units)

Demographic	5 Mile	10 Miles	15 Miles
Population	27,231	68,313	89,270
Households	9,408	27,130	35,898
Average H.H. Income	\$74,584	\$77,162	\$79,359
Daytime Employees	17,105	43,906	48,980

Source: ESRI Business Analyst 2025

Traffic Counts

Route 11	13,774 AADT
I-781	9,807 AADT

Source: NYS DOT 2024

EXCLUSIVE CONTACT

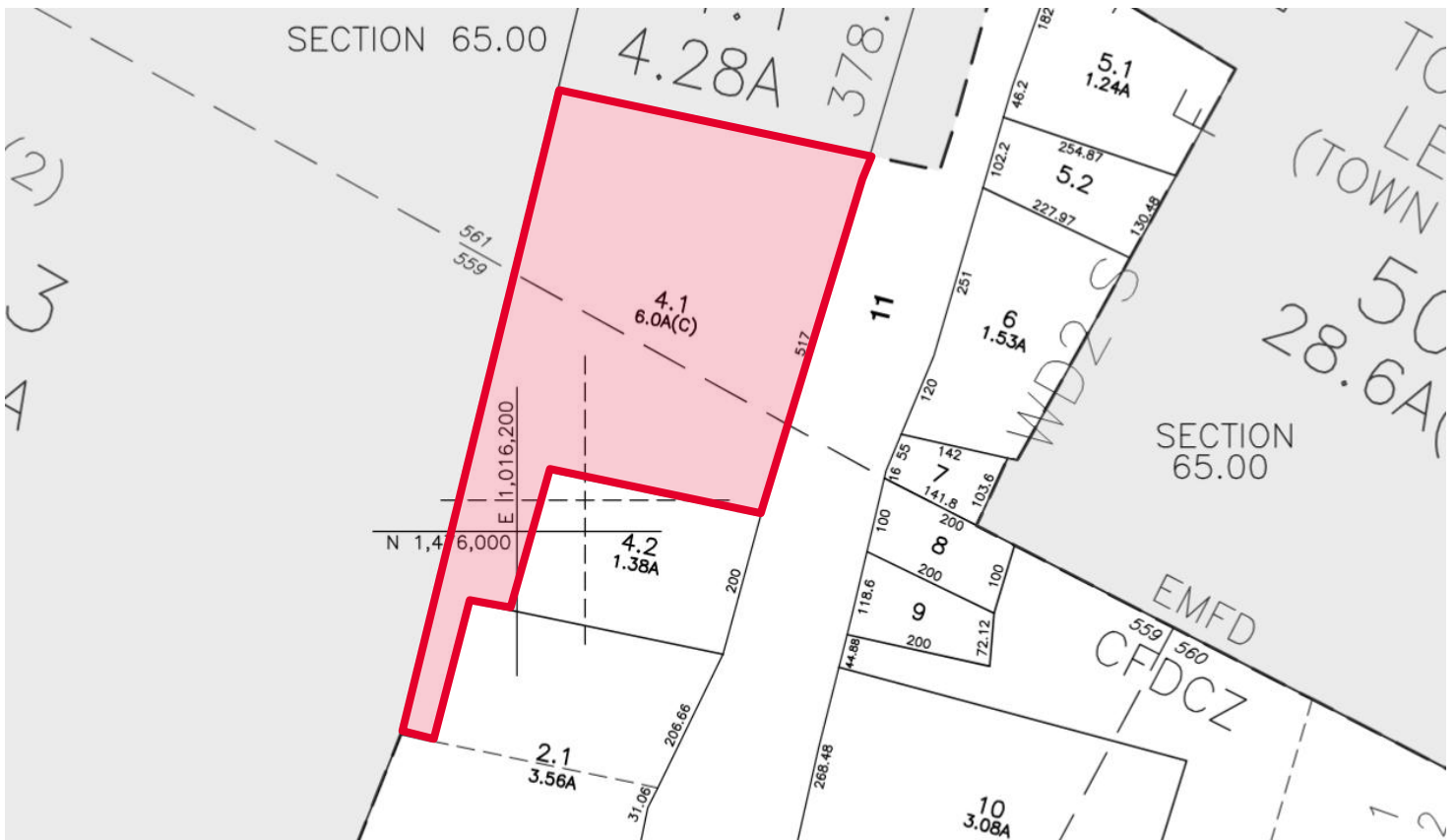
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Route 11
Evans Mills, New York 13637



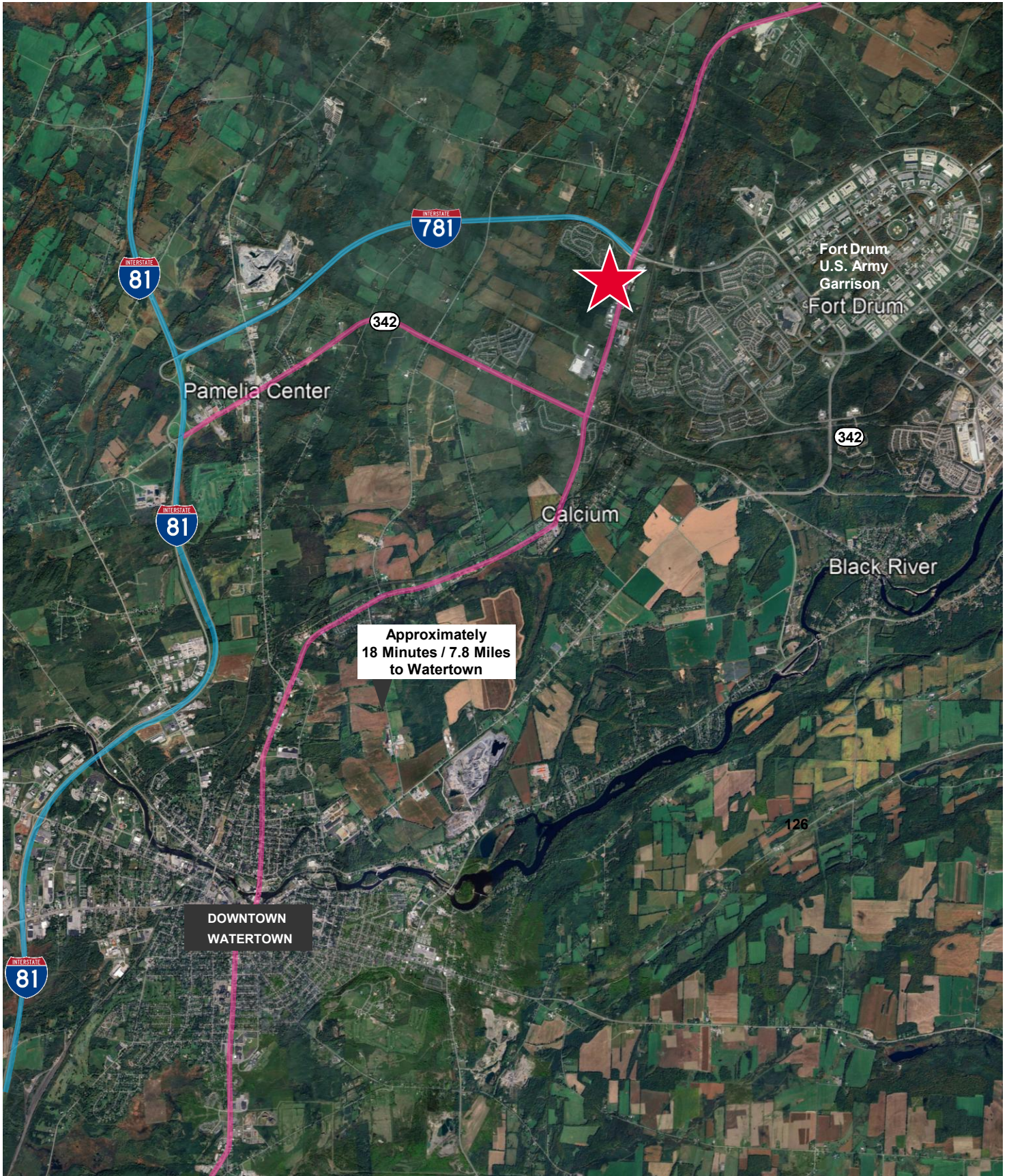


**CUSHMAN &
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**Pyramid Brokerage
Company**

**Route 11
Evans Mills, New York 13637**



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