


FOR SALE

0.25± ACRE VACANT LAND

Property Highlights

- 0.25± acre site with 120' of frontage on Cedar Street and State Route 37
- Less than 10 minutes from Ogdensburg-Prescott International Bridge
- Zoned [Business](#) per City of Ogdensburg
- Municipal water and sewer at road

Demographic

	5 Mile	10 Miles	15 Miles
Population	11,972	18,199	23,345
Households	4,833	7,231	9,098
Average H.H. Income	\$74,600	\$80,453	\$79,614
Daytime Employees	5,032	6,277	6,778

Source: ESRI Business Analyst 2025

Traffic Counts

State Highway 37 (Seaway Trail)	4,853 AADT
Cedar Street	1,030 AADT

Source: NYS DOT 2025

EXCLUSIVE CONTACT

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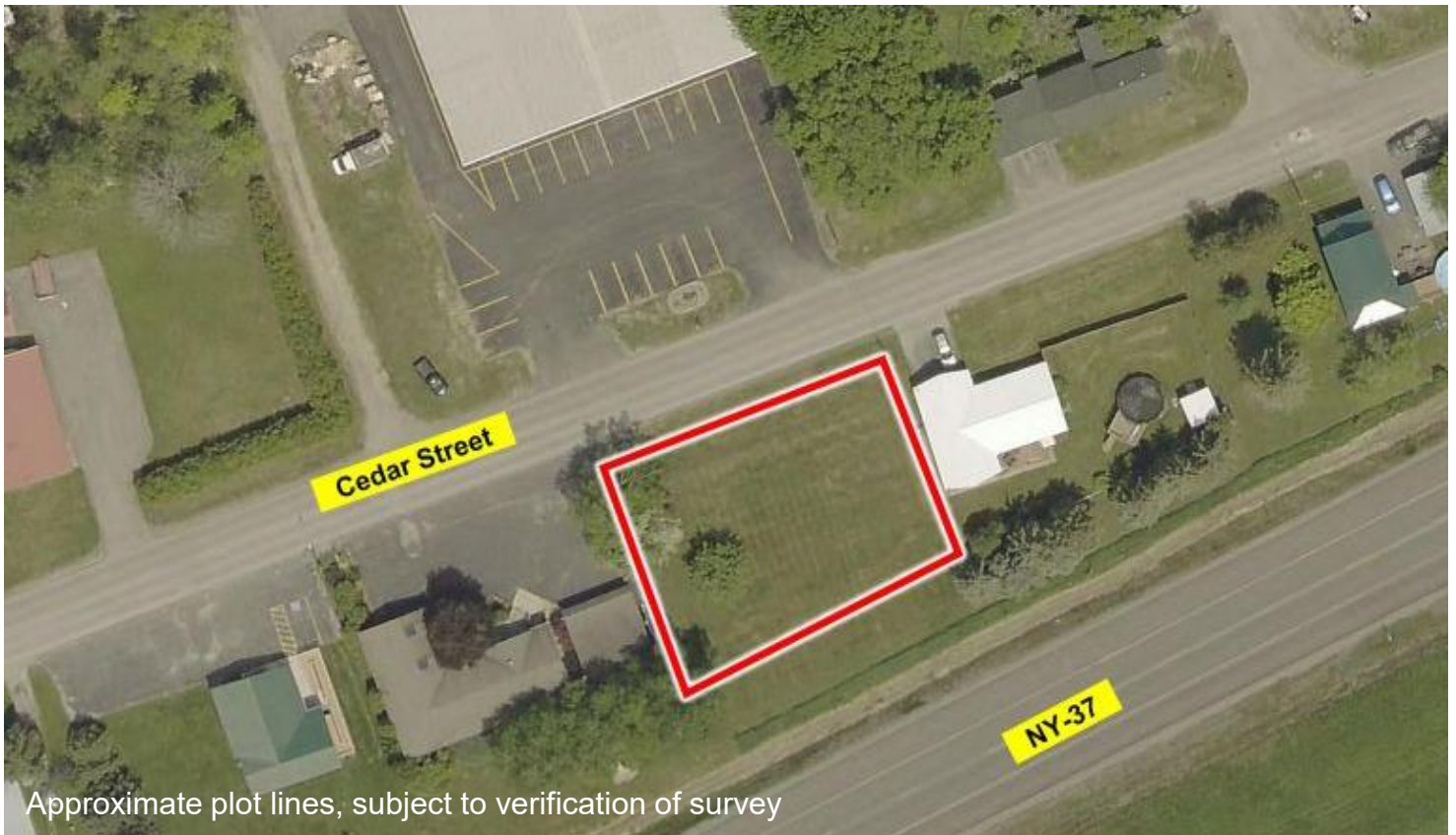


**CUSHMAN &
WAKEFIELD**



**Pyramid Brokerage
Company**

**Cedar Street
Ogdensburg, New York 13669**



Approximate plot lines, subject to verification of survey

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