



SALE PRICE REDUCED!

FOR SALE

REDEVELOPMENT OPPORTUNITY

Property Highlights

- Approximately four (4) acres in total across seven (7) tax parcels
- Situated across from west entrance to Clarkson University
- 565' of frontage on Maple Street
- Seven (7) buildings totaling 25,000± SF currently used for student apartments
- Re-development opportunity for student housing, retail or office
- SUNY Potsdam and Clarkson University are situated in the Village of Potsdam, with a combined enrollment of over 7,000 students
- Area retailers include Walmart, Tractor Supply, Aldi, Kinney Drugs, Mountain Mart, Pizza Hut and Dunkin

Demographic	5 Mile	10 Miles	15 Miles
Population	12,618	30,803	43,140
Households	4,282	10,937	15,842
Average H.H. Income	\$84,416	\$91,587	\$94,192
Daytime Employees	6,785	15,012	17,436

Source: ESRI Business Analyst 2025

Traffic Count

Route 11	14,909 AADAT
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Source: NYS DOT 2025

EXCLUSIVE CONTACT

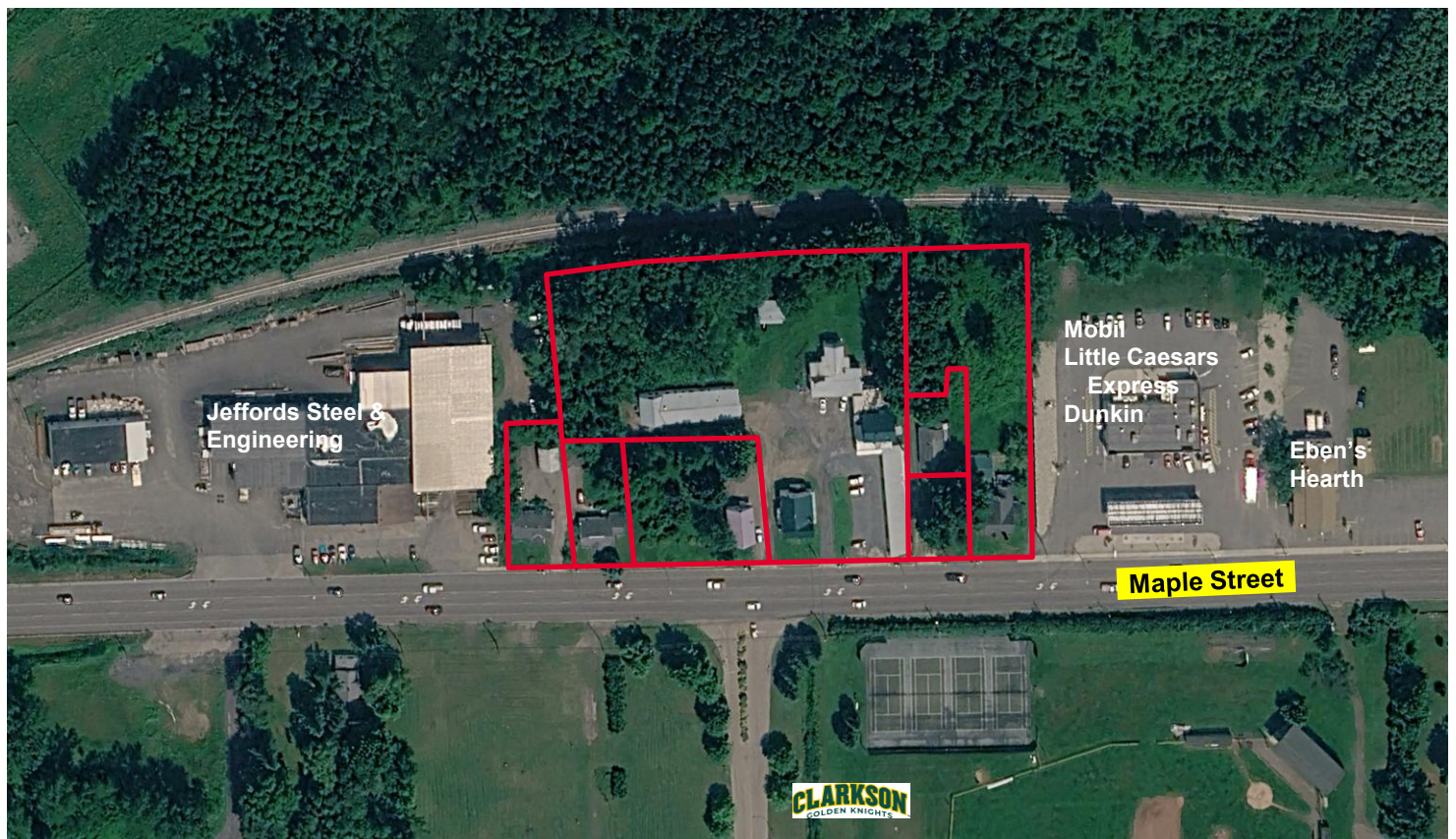
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