

**Empire
Mgt. Co.**

University Mall

C.230

5933 Route 11

Canton, New York 13617

FOR LEASE: 5,200 SF & PAD SITE

(5,200 SF Can be Expanded Up to 7,456 SF) & Pad Site for Future Development



David C. Muraco
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PROPERTY HIGHLIGHTS

Located within University Mall at the intersection of
Route 11 and 310!

Drawing on 4 Colleges within 10 miles!

SUNY Canton (Less than 2 miles away): 3,825 undergraduate
students.

St. Lawrence University (Less than 1/2 mile away): 2,464
undergraduate students.

Potsdam University (Approx. 15 minutes away): 3,850
undergraduate students.

Clarkson University (Approx. 15 minutes away) 3,257
undergraduate students.



Property Highlights Continued

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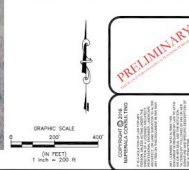
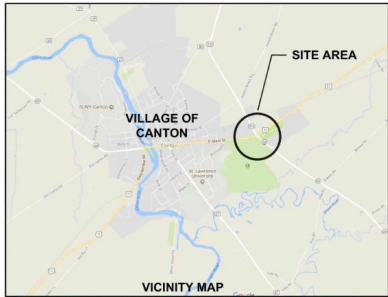
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- ❖ Pad Site Available
- ❖ \$16 PSF NNN for Inline Space
- ❖ Potential Fast Food Drive Thru! Willing to Build to Suit!
- ❖ Strong Anchor Tenants!
- ❖ Surrounded by National Chains
- ❖ Located Right at Plaza Entrance on Route 11



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AVAILABLE SPACE!



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Available - Former Asian Buffet

5,200 SF







LOCATION INFORMATION

Traffic Count: 20,000 +/- Daily*

Zoning: Commercial

Two means of Ingress Egress

Canton, NY is located in the foothills of the Adirondacks in St. Lawrence County. St. Lawrence County is home to 111,944 people with Canton Being the Center of the community and commerce.*

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**Please Contact For Pricing And
Additional Information.**

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