

# GOUVERNEUR CENTER

473 EAST MAIN STREET (ROUTE 11)  
GOUVERNEUR, NY 13642

6/17/22

**AVAILABLE: 1,680 SF, 2,145 SF, 4,275 SF, 9,178 SF & PAD SITE**



**Base Rent: \$10-12/SF Net (Price Varies Per Square Foot) PRICE REDUCED!**

**Available: 1,680 SF, 2,145 SF, 4,275 SF, and 9,178 SF**

**Freestanding building for lease 4,275 SF**

- ❖ Potential fast food restaurant
- ❖ Drive Through possibility
- ❖ Will Divide into separate retail spaces!



**Your Business Here!**

## Features:

- ❖ Located directly on Route 11
- ❖ Ample parking
- ❖ Canton, NY 20-minute drive North
- ❖ Watertown, NY 35-minute drive South
- ❖ Strong National Tenants within the plaza

## Tenants:

- ❖ Tractor Supply
- ❖ Kinney Drugs
- ❖ Dollar Tree
- ❖ KPH Healthcare Services, Inc.

## Demographics:

- ❖ Land Area: 32.465 sq. miles
- ❖ Residents: 3,908 people
- ❖ Employees: 2,105 people
- ❖ Businesses: 145 establishments
- ❖ Households: 1,582 households
- ❖ Families: 954 families
- ❖ GDP: 208,691.42 USD

**Excellent High Visibility Location for any type of Retail or Restaurant, Pharmacy, Storage and/or Medical Uses!**

No representation, warranty, or guarantee, expressed or implied or by operation of law, is made as to the accuracy, reliability, or completeness of this information. This material is submitted subject to errors, omissions, changes, prior sales or withdrawals without notice.

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Mgt. Co.**

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