



25991 US ROUTE 11

Evans Mills (LeRay), New York, 13637 | **Jefferson County**

JOIN WALMART AND TRACTOR SUPPLY
AT THE MAIN GATE OF FORT DRUM

FOR SALE
ASKING PRICE UPON REQUEST

RIPCO
INVESTMENT SALES

INVESTMENT HIGHLIGHTS

#1

Located off Interstate 781

I-781 is a direct route to Fort Drum from I-81. Route 11 is the only exit off of I-781 before Fort Drum.

#2

Access

Traffic light access to Walmart via Herrick Dr to Johnson Rd and/or access through Freedom Plaza

#3

Utilities Available

Water: Public, Sewer: Public, Heat: Gas,
Electric: Public, Fiber Optics: Yes

#4

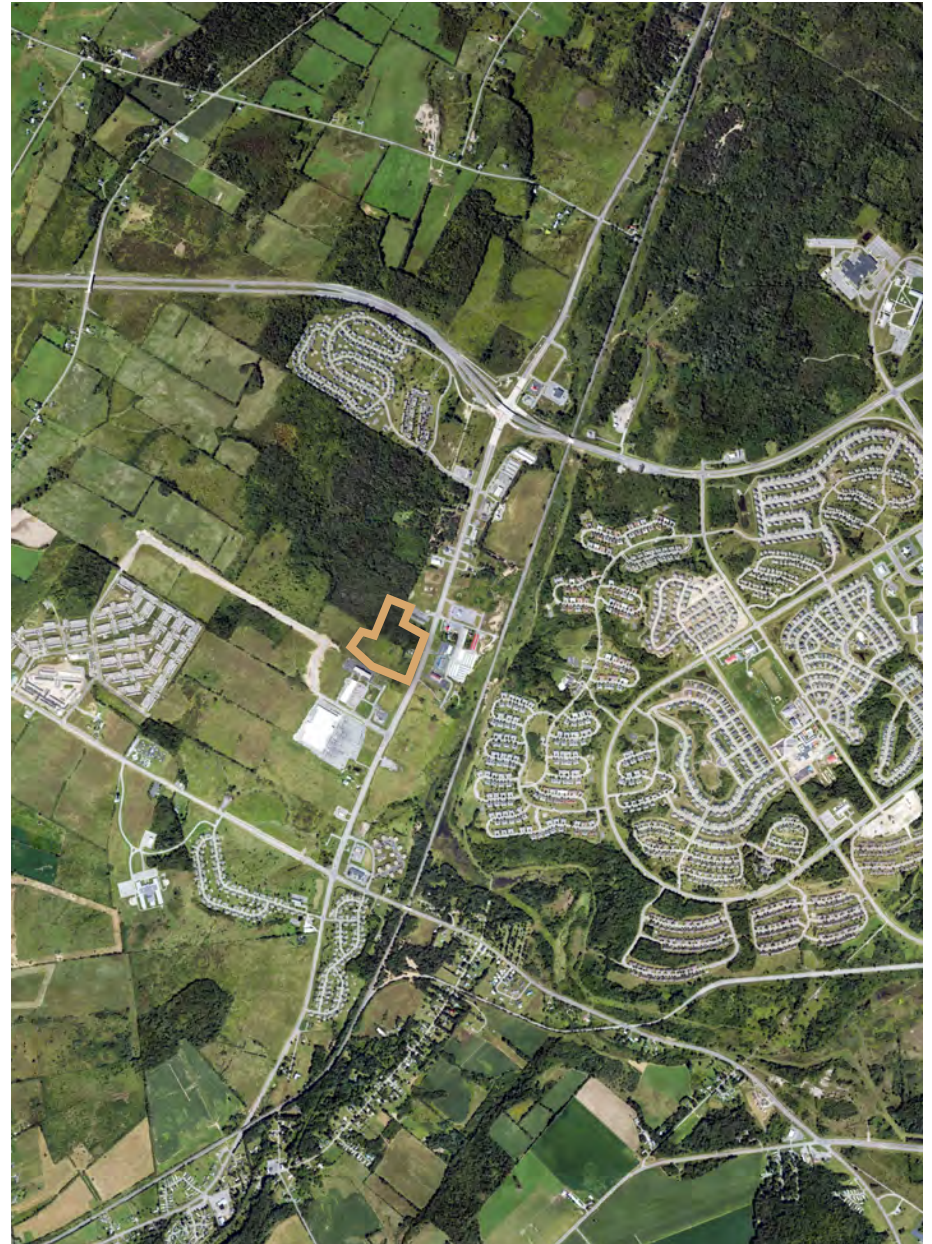
Pylon

Lots 3 & 4: Future signage available
Lots 2, 5, 6 & 7: Will have a portion of the master pylon

#5

Area Retailers Include

Wal-Mart, Aldi, AutoZone, McDonald's, Wendy's, Arby's, Taco Bell, Dunkin', Dairy Queen, Papa Johns, Little Caesars, Buffalo Wild Wings, Wayback Burger and more.



PROPERTY OVERVIEW

RIPCO Real Estate has been retained on an exclusive basis to arrange for the sale of **25991 US Route 11** - Evans Mills (LeRay), NY (the ‘Property’).

LeRay is a town located in Jefferson County, New York, United States. As of the 2020 census, the town had a population of 25,574, an increase from 21,782 in 2010. It is named after Jacques-Donatien Le Ray, a French supporter of the American Revolution often referred to as a “father of the American Revolution.” Le Ray lies in the central part of Jefferson County, northeast of the city of Watertown.

Geography

According to the United States Census Bureau, Le Ray covers a total area of approximately 74.0 square miles (191.7 km²), of which 73.7 square miles (190.7 km²) is land and 0.3 square miles (0.9 km²), or about 0.49%, is water. The Black River forms the town’s southern boundary.

Several major highways run through LeRay:

- U.S. Route 11 runs in a northeast–southwest direction through the town.
- New York State Route 3 crosses the southeastern section.
- New York State Route 26 runs north–south through the town.
- New York State Route 37 is a north–south highway in the western portion.
- New York State Route 342 crosses the southern part of the town.

PROPERTY SUMMARY

THE OFFERING	
Property Address	25991 US Route 11
Neighborhood	Evans Mills (LeRay)
County	Jefferson County
Available Lots	Lots 5,6,7
Traffic Counts	US 11: 13,605 AADT 2023

ZONING INFORMATION	
Zoning	CC (Commercial Corridor)

SITE PLAN CONCEPT

Leray Commons Business Park

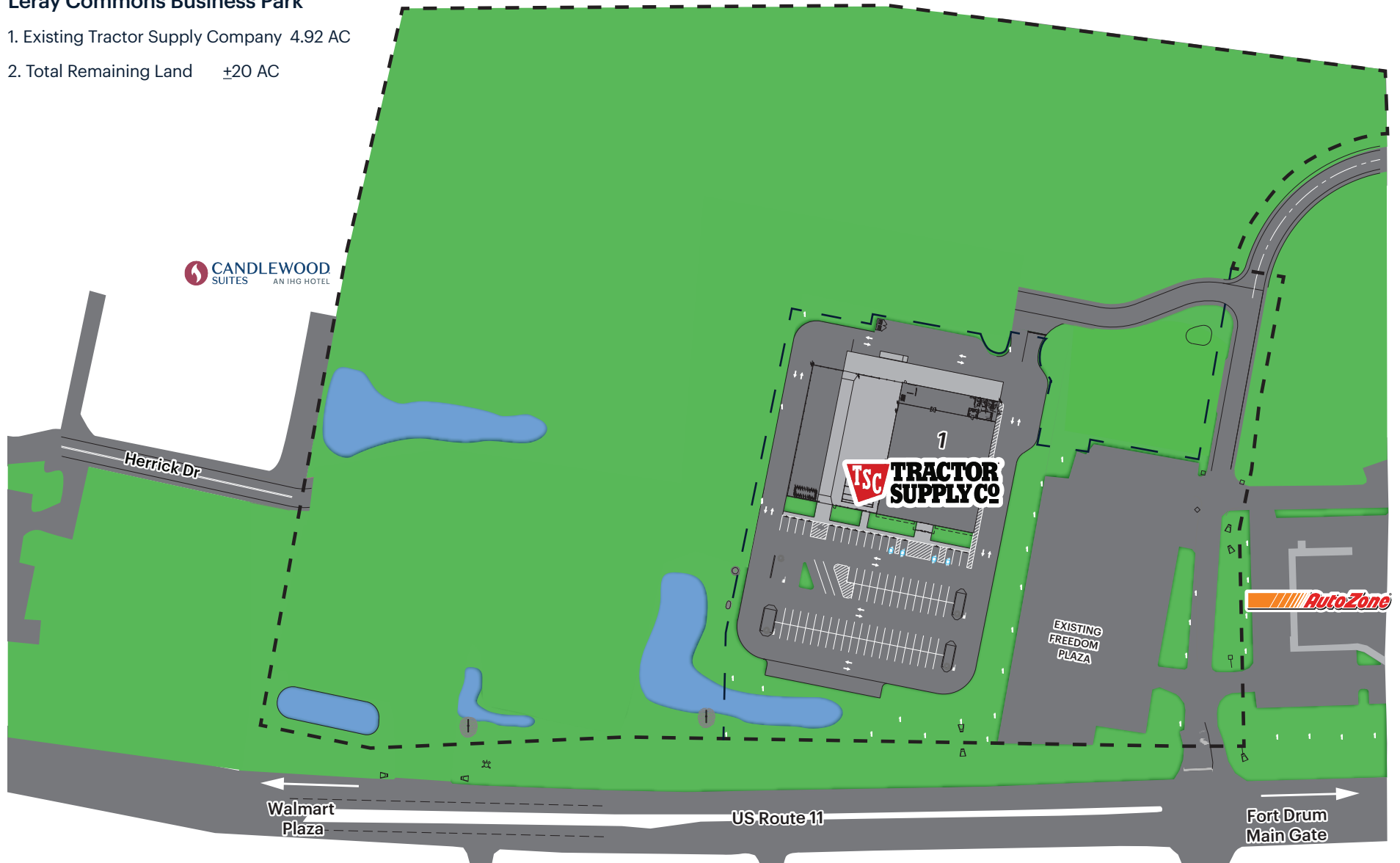
- 1. Existing Tractor Supply Company 4.92 AC
- 2. Available Site ±1.00 AC
- 3. Available Site ±1.90 AC
- 4. Available Site ±1.50 AC
- 5. Available Site ±3.00 AC
- 6. Available Site ±2.00 AC
- 7. Available Site ±7.00 AC



EXISTING SITE PLAN

Leray Commons Business Park

1. Existing Tractor Supply Company 4.92 AC
2. Total Remaining Land ±20 AC



MARKET AERIAL



25991 US ROUTE 11
FOR SALE

ZOOM AERIAL



ZONING

PERMITTED USES

The following uses are permitted within the Commercial Corridors District.

A. Administratively permitted uses:

Agriculture, general
Agricultural tourism operations
Equipment sales, repair or rentals, small-scale
Home occupation, minor
Parks and open space
Solar energy system

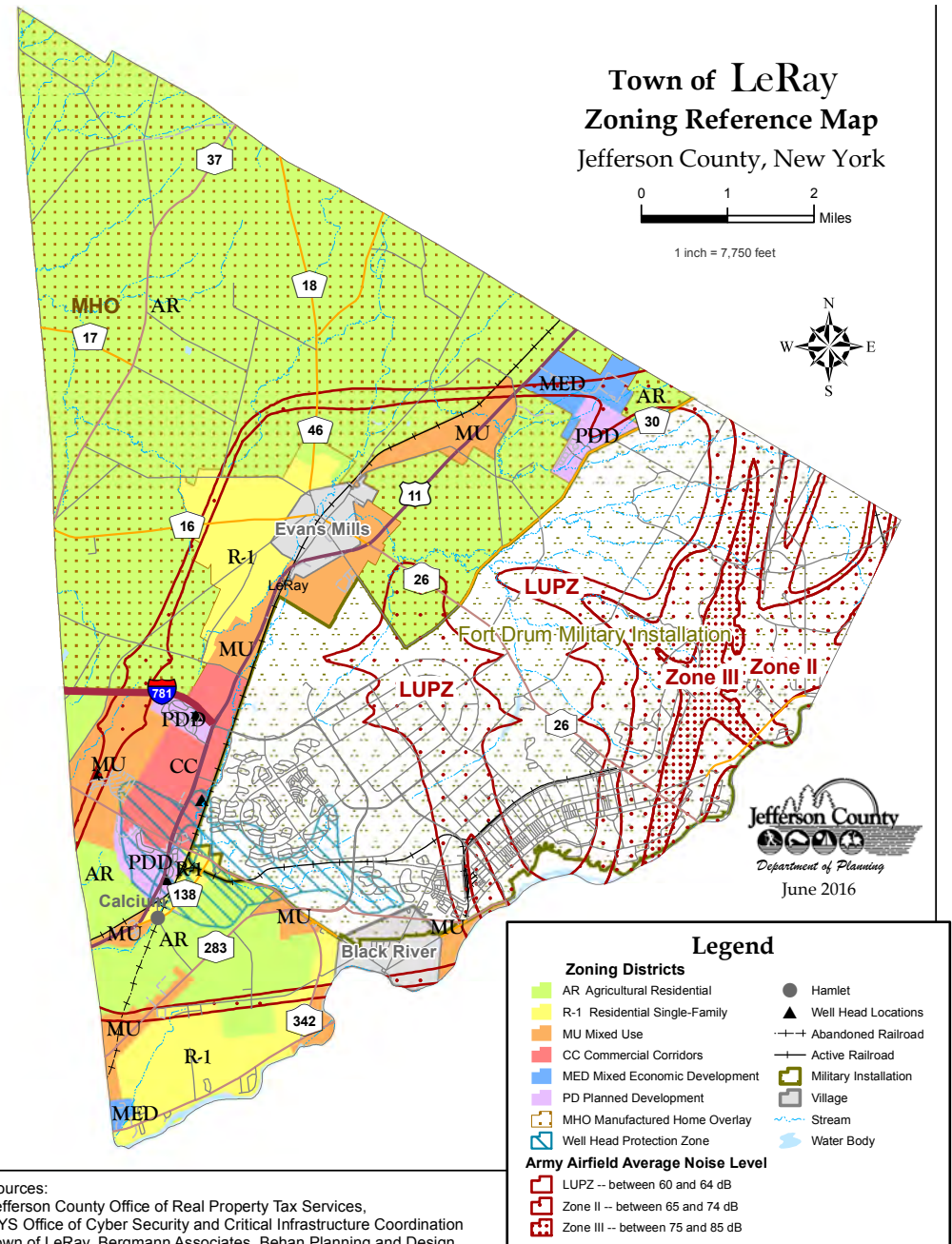
B. Uses requiring site plan approval:

Accessory structure
Adult entertainment retail
Apartment building
Apartment complex
Automotive repair, limited
Automotive sales and/or rental, limited
Automotive service, limited
Building, mixed-use
Building, office
Car wash
Drive-through facility
Dwelling, multiple-family
Dwelling, townhouse (including parent parcel)
Equipment sales, repair or rentals, large-scale
Essential services
Farmers' market
Funeral home
Garden center or commercial greenhouse
Greenhouse, wholesale
Industry, custom
Inn
Laundry, self-serve/dry-cleaning outlet
Membership clubs
Mixed-use development
Mobile food processing establishment
Motel/hotel
Motor vehicle parking facility
Motor vehicle truck rental establishment
Movie theater
Place of worship
Public and semi-public facility
Recreational facility, commercial
Recreational vehicle sales, repair or rentals, highway
Recreational vehicle sales, repair or rentals, non-highway

Research and development
Residential-care facility, general
Restaurant, fast-food
Restaurant or diner
Retail, convenience
Retail, large product
Retail, small
Storage facility, outdoor
Storage facility, self-storage
Wholesale sales and distribution, large scale

C. Uses requiring a special use permit and site plan approval:

Accessory dwelling unit, attached to commercial building
Adult entertainment, retail
Bar, tavern or pub
Brewery, winery or distillery
Dry-cleaning facility
Dwelling unit, accessory, attached to commercial building
Forestry
Freight terminal
Health-care facility, outpatient
Home occupation, major
Hospital
Motor vehicle and equipment sales, repair and rental, heavy
Motor vehicle truck stop
Movie theater, drive-in
Nightclub
Pawn shop
Retail shopping center
Telecommunications facility: co-location only
Wind energy conversion system, small



AREA DEMOGRAPHICS



	3 MILES	5 MILES	7 MILES
Population	17,821	28,424	68,107
Number of Households	6,160	9,952	27,035
Average Household Income	\$72,231	\$73,888	\$77,208
Median Household Income	\$60,495	\$61,070	\$59,430
College Graduates	3,823 48%	6,102 43%	16,552 40%
Total Businessess	207	527	2,435
Total Employees	8,179	17,981	43,860
Daytime Population	15,675	30,736	77,144

CONTACT EXCLUSIVE AGENTS

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