



**ISLANDS REGIONAL  
COMPLEX AND CAMPUS**  
ALEXANDRIA BAY, NEW YORK  
CENTURY 21 AND ISLANDS ADVENTURES, LLC

**FOR SALE**



**CENTURY 21  
COMMERCIAL.**

Bridgeway Realty

## DEVELOPMENT OPPORTUNITIES

43574 Rt. 12, Alexandria Bay, NY 13607

**TOM LISCHAK, CCIM**

315.430.0443

[tom@c21bridgeway.com](mailto:tom@c21bridgeway.com)



FOR SALE

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# DEVELOPMENT OPPORTUNITIES

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## OFFERING SUMMARY

Sale Price: N/A

Lot Size: 660 Acres

## PROPERTY OVERVIEW

Over 660 + Acres Available! Includes an Ice Arena and a former horse racing track. Property can be subdivided anywhere between five acres and up. Ideal For Many Uses; Retail, Hotel, Entertainment, Housing, Fast Food, etc. Join the newest neighbor, Dollar General has been built on a front parcel. Owner is willing to Build to Suit, Lease, and/or Sell.

Breathtaking views of the iconic Thousand Island Bridge!

Vast Property Frontage along I-81 and Rt. 12!

Excellent Potential for many uses!

## PROPERTY HIGHLIGHTS

- Over 660 + Acres Available!
- Will Sub-Divide
- Ice Arena, Former Horse Racing Track
- Join the New Dollar General Just Built
- Willing to Build to Suit, Lease, and/or Sell
- Breathtaking Views of the iconic Thousand Island Bridge!
- Vast Property Frontage along I-81 and Rt. 12!
- Excellent Potential for many uses!

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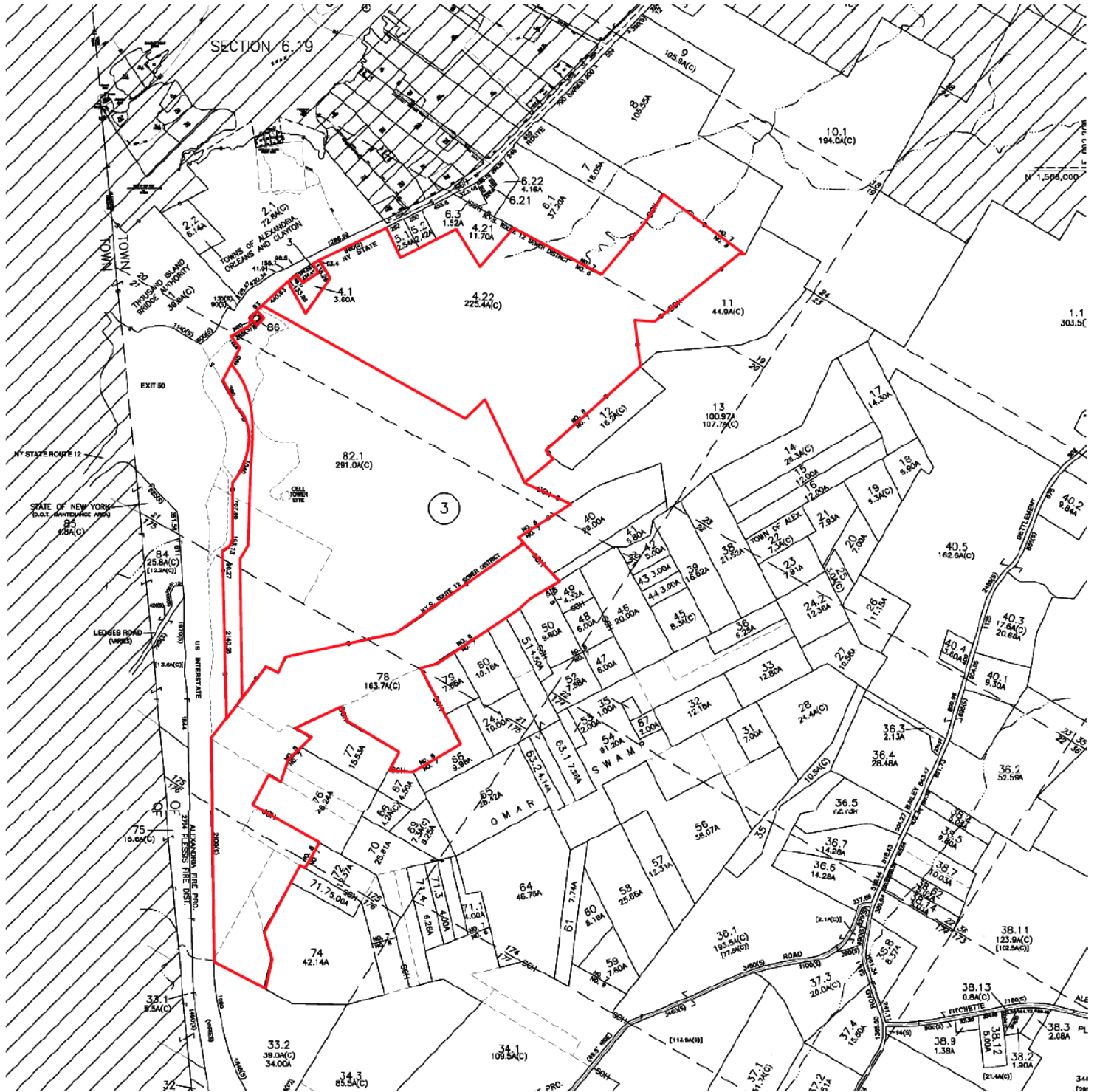


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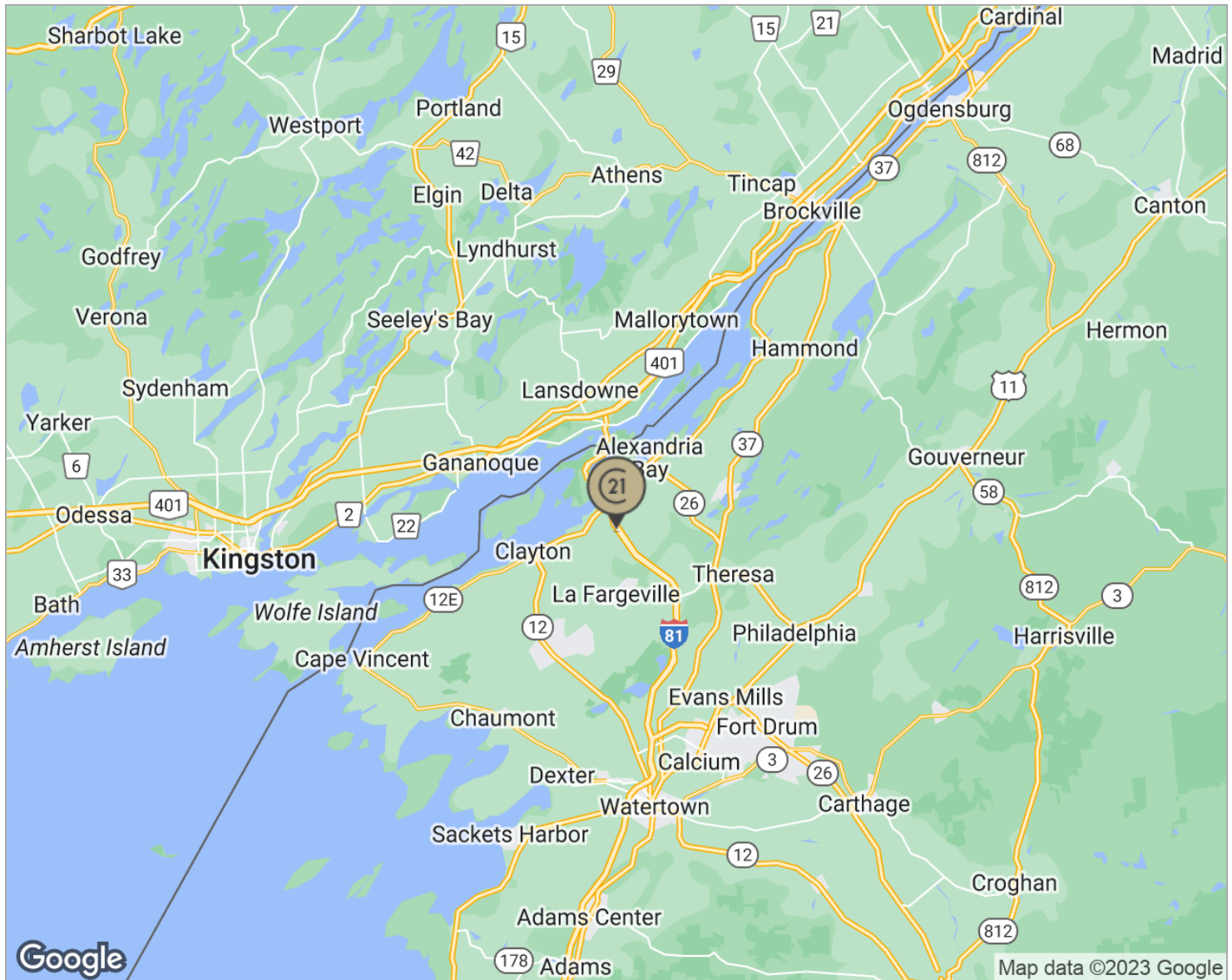


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## LOCATION DESCRIPTION

Alexandria Bay is a village in Jefferson County, New York, United States, within the town of Alexandria. It is located in the Thousand Islands region of northern New York. The population of the village was 1,078 at the 2010 United States Census.

Subject property is Located in the heart of the 1000 Islands at the FIRST exit South of the Canadian Border!

Property sits at Interstate 81 and Route 12 at the intersection between Clayton and Alexandria Bay, NY

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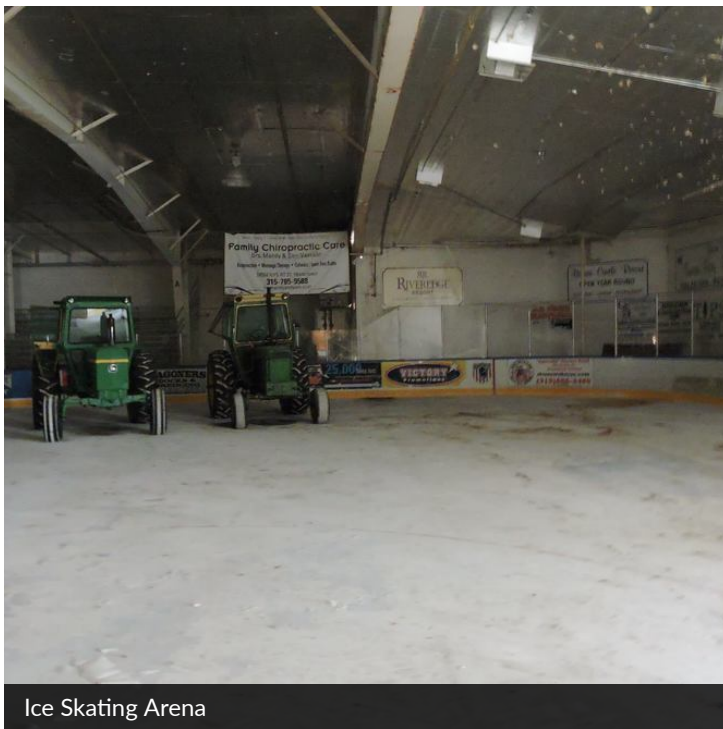


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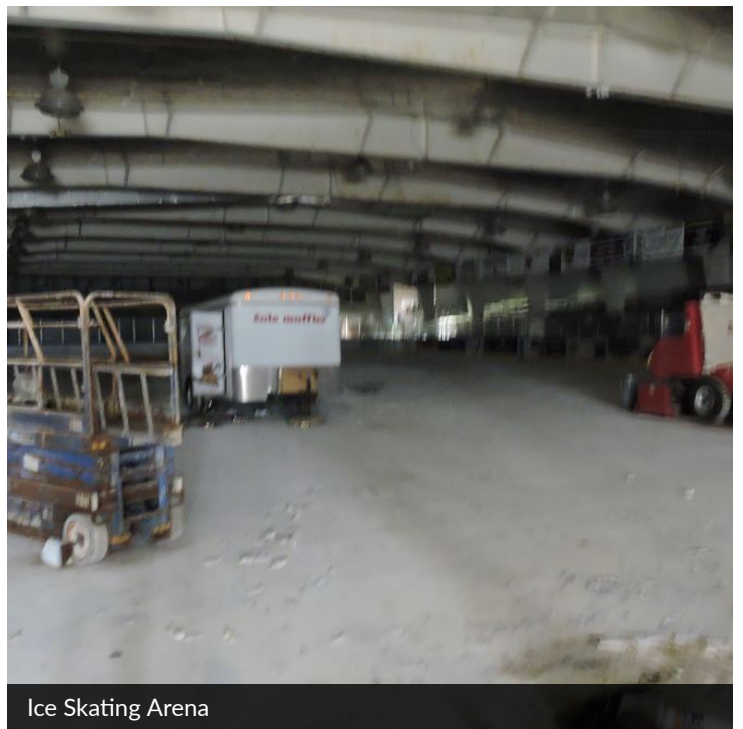
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Former Horse Racing Track



Ice Skating Arena



Ice Skating Arena

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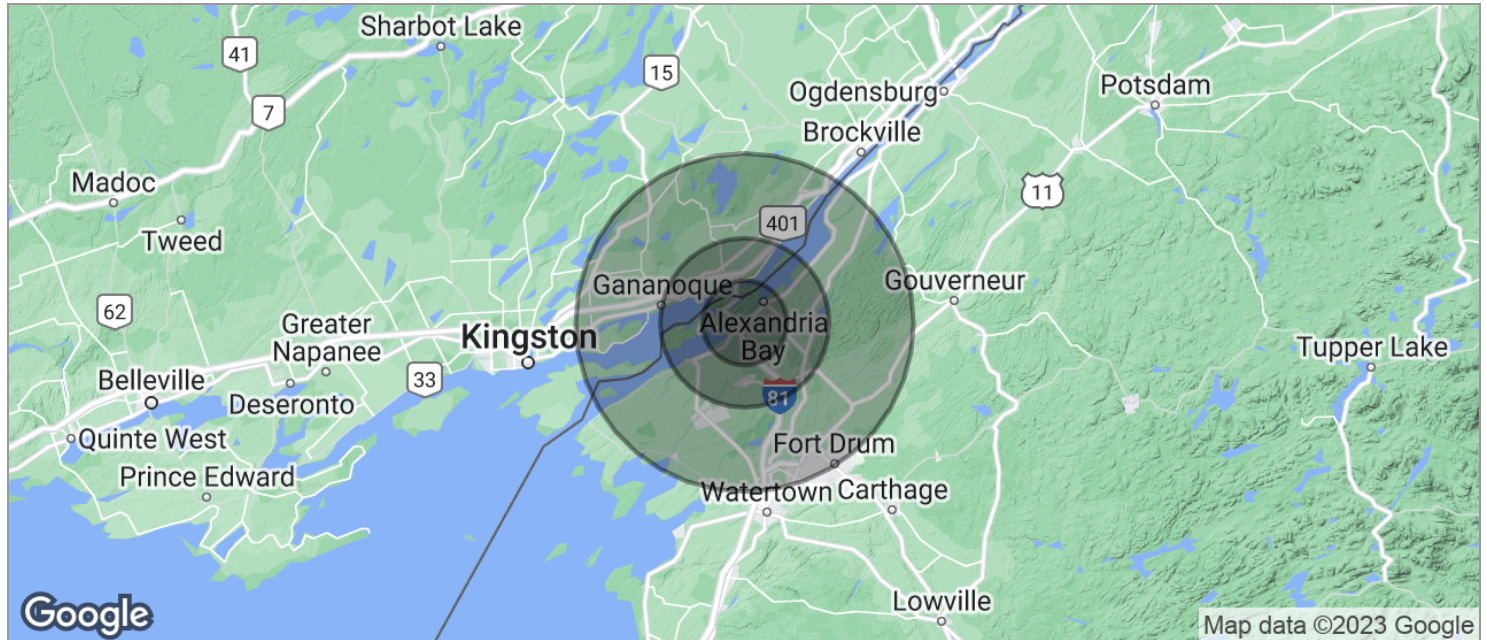


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POPULATION	5 MILES	10 MILES	20 MILES
TOTAL POPULATION	3,504	11,550	40,667
MEDIAN AGE	41.1	40.2	34.1
MEDIAN AGE (MALE)	39.7	38.5	32.4
MEDIAN AGE (FEMALE)	42.7	42.1	36.0
HOUSEHOLDS & INCOME	5 MILES	10 MILES	20 MILES
TOTAL HOUSEHOLDS	1,374	4,468	15,446
# OF PERSONS PER HH	2.6	2.6	2.6
AVERAGE HH INCOME	\$56,827	\$56,986	\$55,443
AVERAGE HOUSE VALUE	\$184,296	\$184,054	\$151,485

\* Demographic data derived from 2020 ACS - US Census

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