

FOR SALE

COMMERCIAL/RETAIL BUILDING WITH LAND

5400 SOUTH BAY ROAD
NORTH SYRACUSE, NY 13212



PROPERTY FEATURES

- + 17,504± sq. ft. commercial/retail building with showroom; offices on 2nd floor
- + Formerly occupied by Thrifty Car Rental/Americar
- + Full car wash, 4 lifts
- + Main building set on a 1.76 acre lot
- + Property includes four additional parcels, which are currently functioning as parking lots
- + All five parcels total approx. 4.57 acres
- + Town of Salina
- + Zoned Commercial
- + Close to I-81 & Syracuse Hancock Intl. Airport



Traffic Counts

South Bay Road	13,153±
I-81	67,486±

Source: NYS DOT 2015 AADT

2017 Demographics

	1 mi.	3 mi.	5 mi.
Population	6,826	61,744	168,678
Households	3,078	26,871	72,265
Avg. Household Income	\$62,141	\$63,495	\$60,134

Data Source: Esri - Provided by: CBRE



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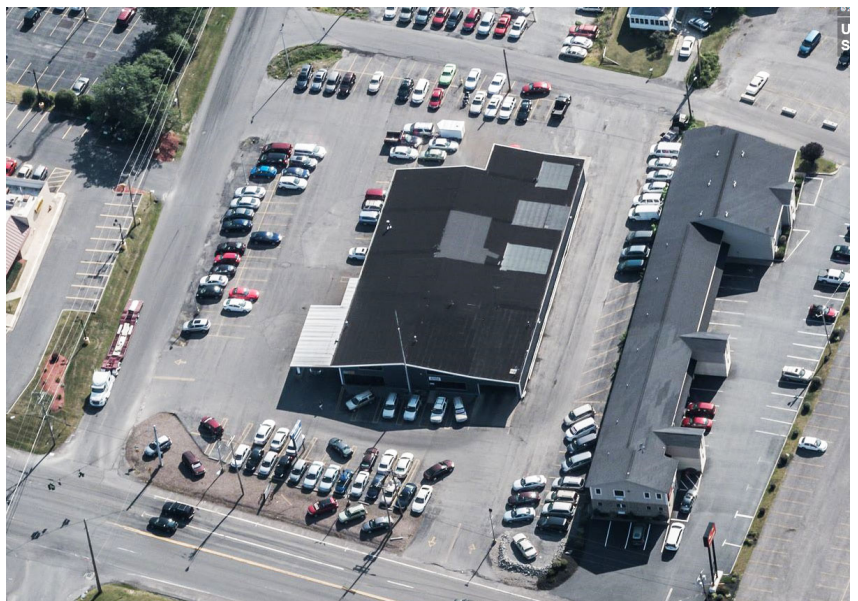
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FACT SHEET

Building Description:	Pre-engineered metal building of approx. 17,500 sq. ft.
Land Area:	Total of approx. 4.57 acres on 5 parcels with the building on a 1.76 acre lot
Location:	Corner of Lawrence Road
Year Built:	Constructed in 1987
Ceiling Height:	Up to 19' clear
Electrical Service:	1000 amp, 4 wire, 3-phase
Doors:	2 grade-level doors with electric openers - (1) 10' x 12'; (1) 14' x 18'
Lifts:	(3) twin post, (1) 4-post (14,000 lbs) in-ground
Systems:	Floor drain system and water recovery system Exhaust system
Car Wash/ Doors:	Car wash tunnel with 10' x 9' and 9' x 24' steel overhead doors with electric openers
Office:	2nd level has 3,380 SF of office
Restrooms:	5 restrooms throughout the building - 2 on 1st floor, 3 on 2nd floor, 1 is private
Carport:	960 sq. ft. carport
Heat:	Furnace for waste oil heating located in shop area Gas forced air heat, air conditioned office area
Taxes:	For all parcels: \$27,408.32

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PROPERTY AERIALS

