

# AVAILABLE



## #8171-Syracuse

2649 Erie Blvd. E.  
Syracuse, NY 13224

**134,344 GSF**

**Land Size: 14.20 Acres**

**Levels: 1**

### Property Info

- Rare opportunity for stand-alone big box / large parcel with ample parking in urban location
- Prominently situated along one of the region's busiest, most popular commercial corridors
- Densely developed major thoroughfare with no other opportunities of this size available in the immediate trade area
- Easy ingress/egress via signalized intersection
- Central location within city limits serves large, dense, surrounding population base
- Convenient access to I-690
- Minutes from Downtown Syracuse and CBD
- Immediate neighbors include Lowe's Home Improvement, Auto Dealer and Supermarket



### 2017 Demographic Summary\*

TOTAL POPULATION	204,133
DAYTIME POPULATION	284,930
AVERAGE HH INCOME	\$59,028
MEDIAN AGE	34.1
* 5-Mile Radius	

### TRAFFIC COUNT

ERIE BLVD. EAST	19,454±
Source: NYS DOT 2015 AADT	

### LOCAL CONTACT

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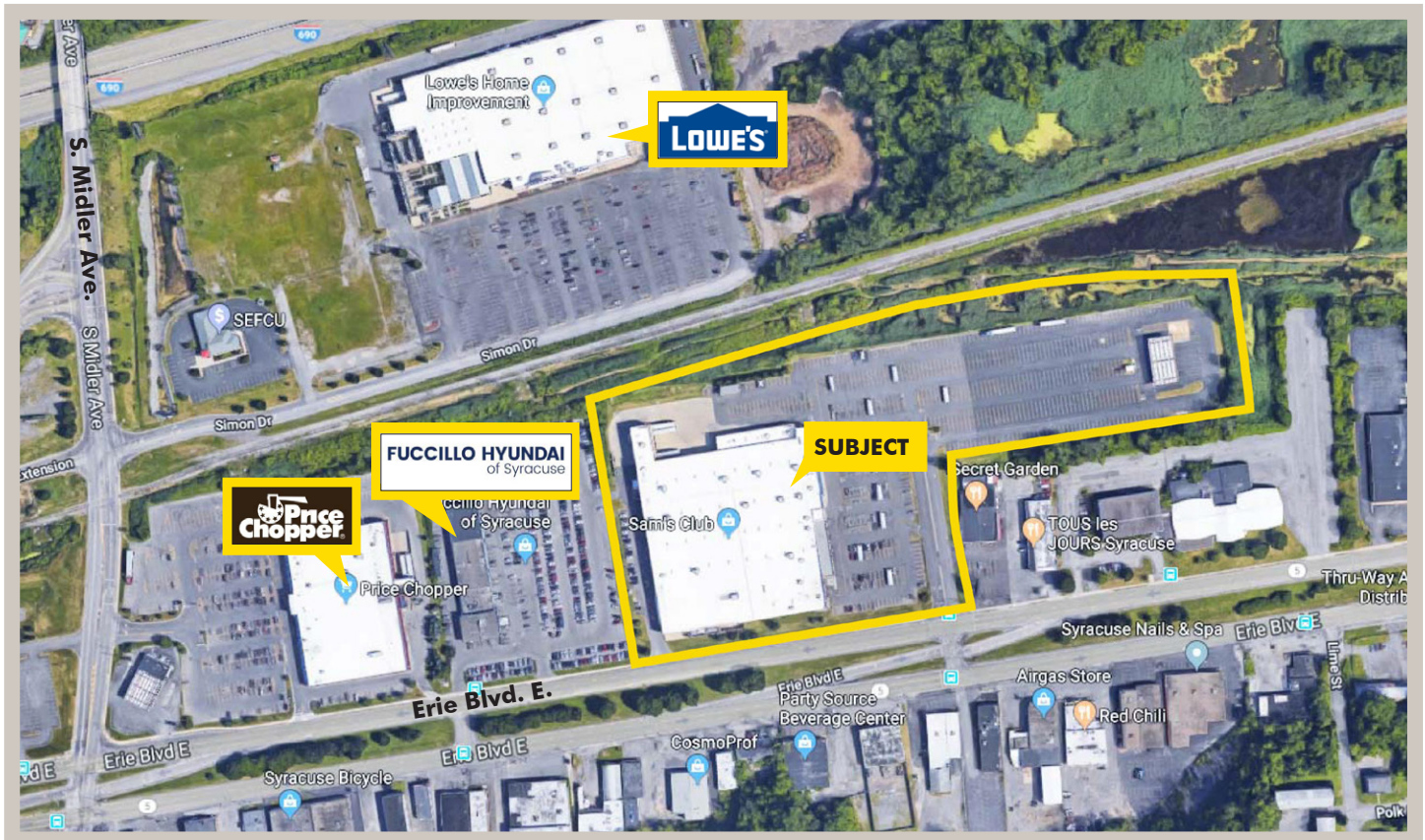
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