



PROPERTY FEATURES

- 42,416 +/- SF Three Story freestanding building prime for redevelopment
- Additional development lot plus open parking lot with 50+ spaces
- Built in 1920 — eligible for Historic Tax Credits
- Easy access to major highways
- Located on the edge of the Syracuse University Campus
- 1.2 miles to the Syracuse local waterfront area with major developments
- International airport: 7 miles

CONTACT EXCLUSIVE AGENT:

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SUTTON REAL ESTATE COMPANY

525 Plum Street, Suite 100

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EXTERIOR PERSPECTIVE



EXISTING PHOTO

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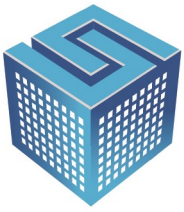
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FOR SALE | REDEVELOPMENT

1641 E. Genesee St., Syracuse NY 13210



EXTERIOR PERSPECTIVE



EXISTING PHOTO

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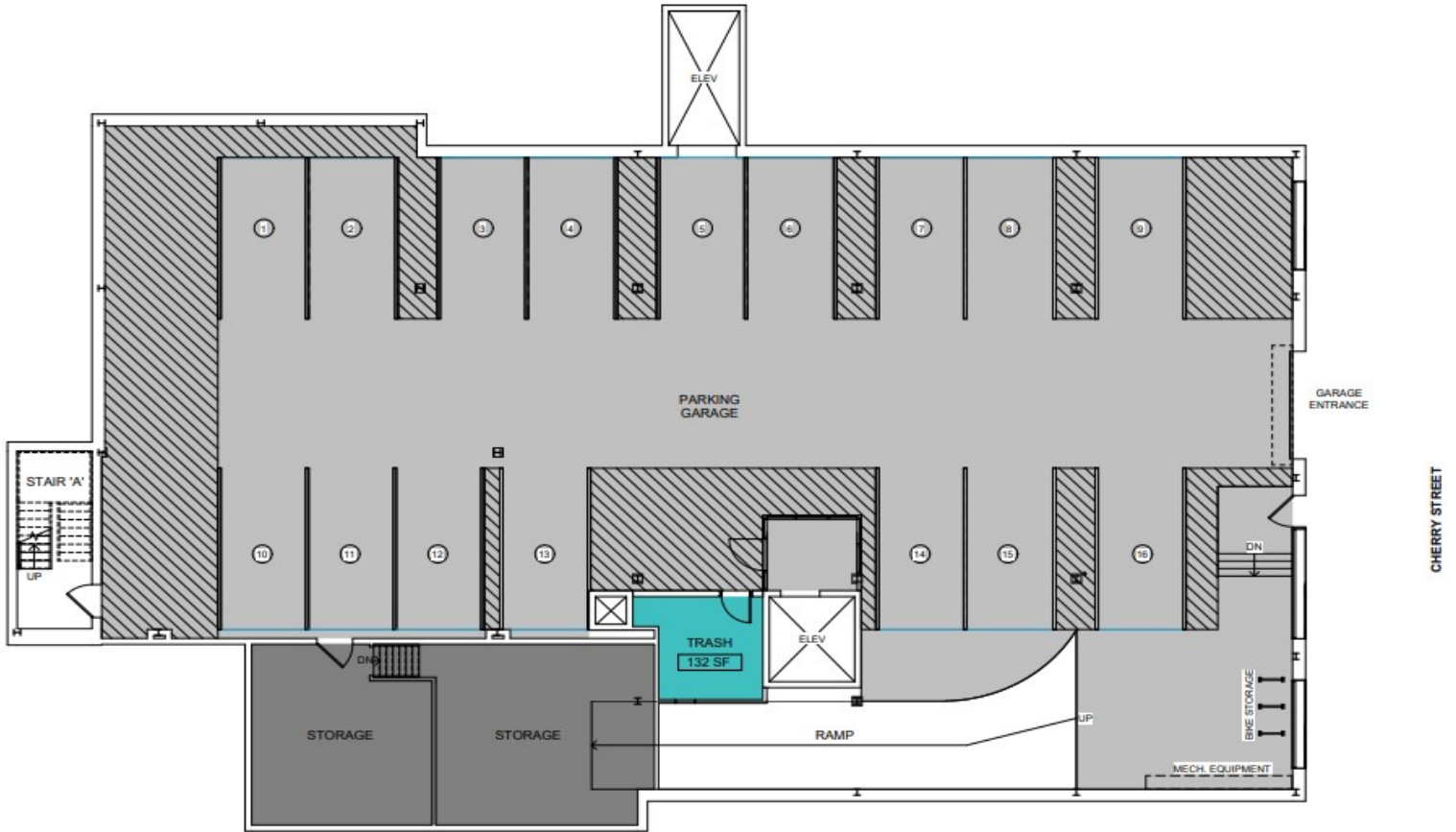
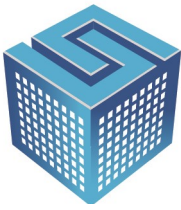
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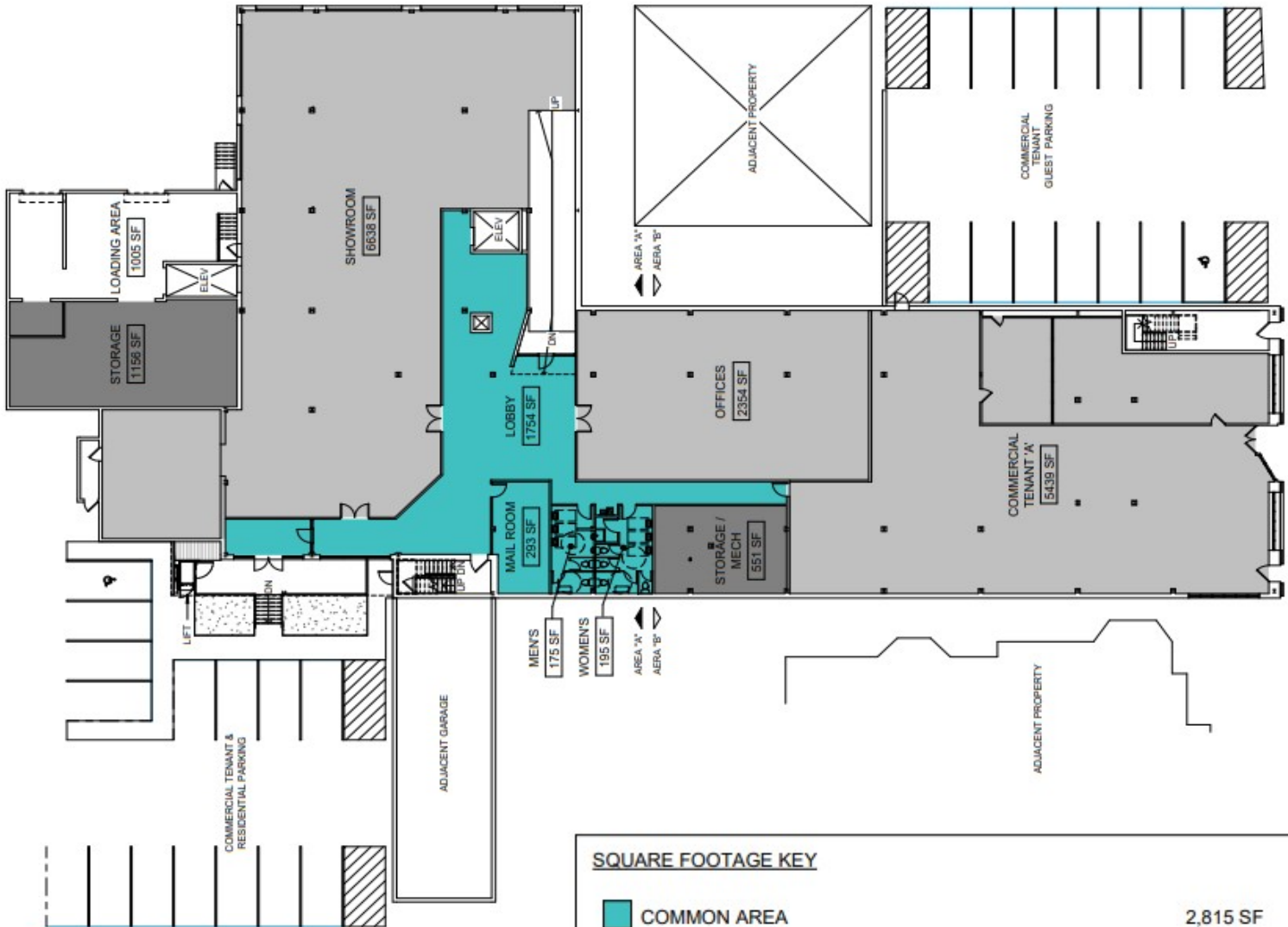
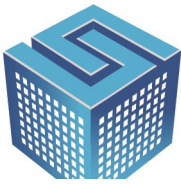


SQUARE FOOTAGE KEY	
	PARKING 7,000 SF
	COMMON AREA 132 SF
	STORAGE 830 SF

BASEMENT TOTAL SF = + 9,288 SF

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SQUARE FOOTAGE KEY	
 COMMON AREA	2,815 SF
 SHOWROOM / COMMERCIAL TENANT 'A' / OFFICES	14,431 SF
 STORAGE	1,707 SF
 LOADING AREA	1,005 SF

FIRST FLOOR TOTAL SF = ± 23,118 SF

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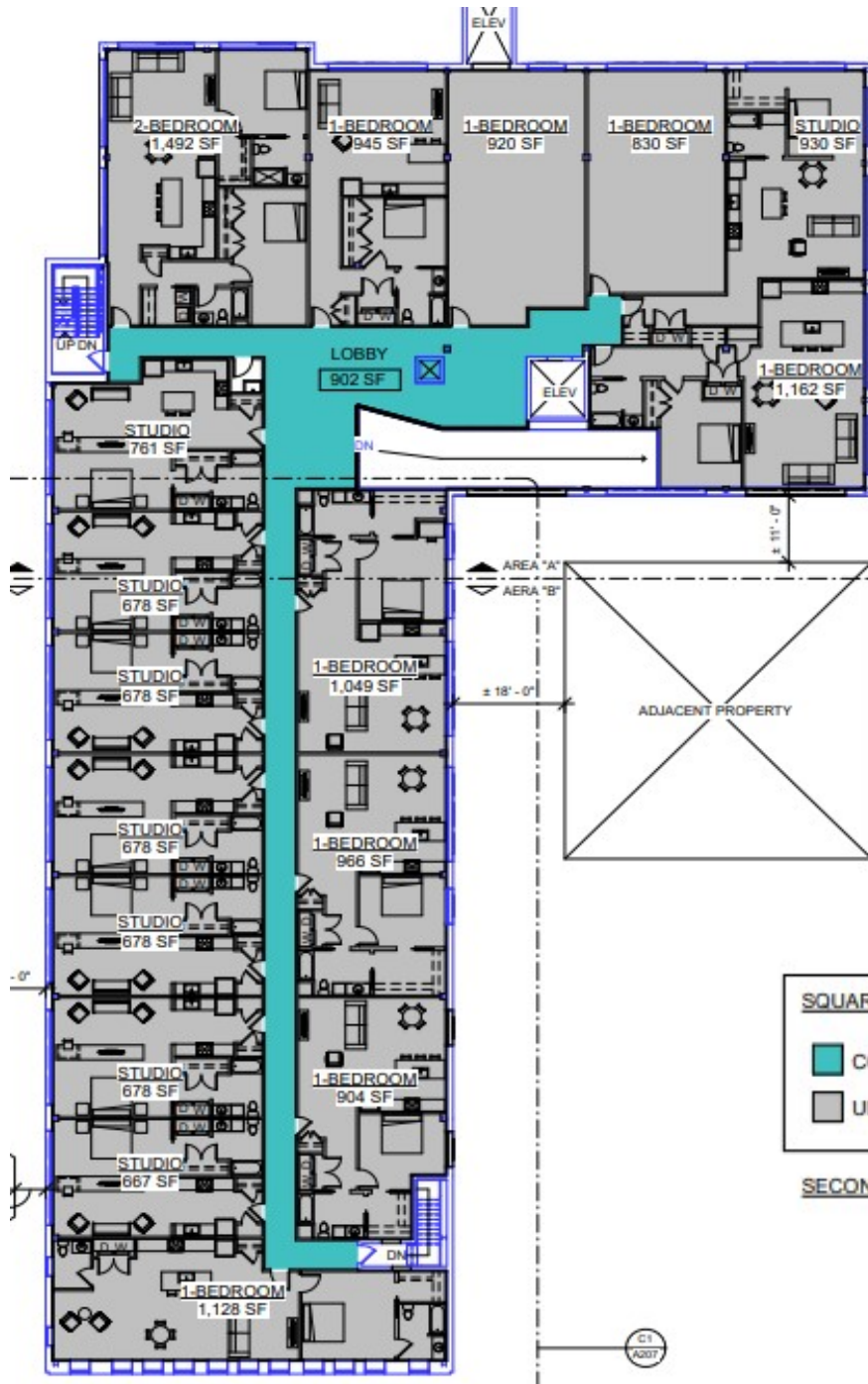
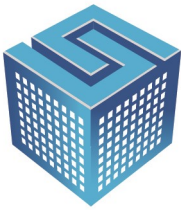
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SECOND FLOOR INTERIOR PERSPECTIVE

SQUARE FOOTAGE KEY	
 COMMON AREA	1,817 SF
 UNITS	15,366 SF

SECOND FLOOR TOTAL SF = ± 19,345 SF

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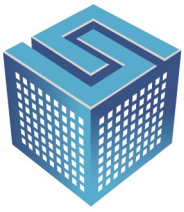
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DEMOGRAPHICS

	2 Mile	5 Mile	10 Mile
Population	86,517	216,350	374,846
Households	33,109	86,758	151,404
Average Household In-	\$55,517	\$67,158	\$81,156
Total Businesses	7,111	13,291	19,241
Total Employees	87,368	180,585	245,946

Source: Costar 2023

TRAFFIC COUNTS

- East Genesee St. —10,207
- Teall Ave & Lynch St. S.—15,108

Source: Costar—2018/2022

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Syracuse, New York

- Vibrant city with strong employment and economic growth
- Home to Syracuse University and LeMoyne College
- First class medical facilities
 - * St. Joseph’s Hospital
 - * Upstate University Hospital
 - * Crouse Hospital
- Exciting dining and entertainment venues
- Transportation hubs for easy travel
 - * Syracuse Hancock International Airport
 - * Syracuse Walsh Regional Transportation Center (Amtrak, Greyhound & Trailways)



St Joseph’s Health Amphitheater



The New York State Fairgrounds



Syracuse University JMA Wireless Dome



Armory Square

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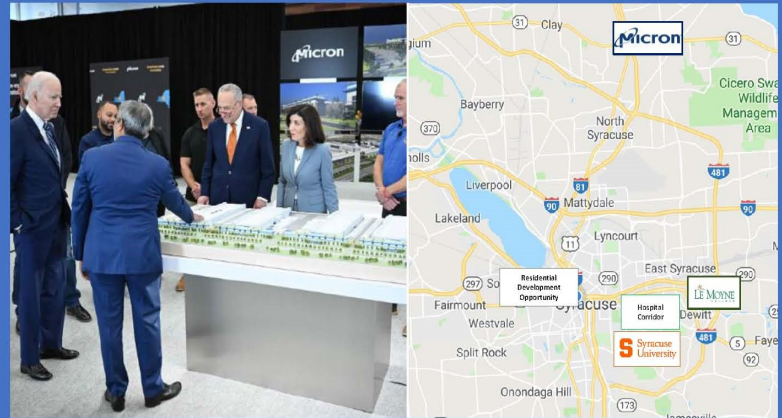
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A Growing Market

The downtown Syracuse population has grown by 40% over the last 5 years.

- \$100 billion Micron Semiconductor Project coming to Clay, NY
- \$350 million Amazon Distribution Center opened in Liverpool, NY
- \$118 million renovation to the IMA Wireless Dome
- Approved \$85 million aquarium to be built in the Inner Harbor under development
- \$63 million renovation to Hancock International Airport
- Multi-million dollar capital projects underway at Syracuse University including the construction of the \$25 million John A. Lally Athletic Complex
- \$25 million renovation to NBT Stadium—home of Syracuse Mets
- Lockheed Martin awarded \$1.6 billion deal by the US Air Force to build long range radars that will lead to hundreds of jobs

\$100 Billion Micron Semiconductor Project!



President Biden – Micron Announcement
October 2022

Micron - 10 mi from Residential Site

- Largest single private investment in New York history
- Nearly 50,000 direct and indirect jobs to be created – a 12.5% increase in total employment for the region.
- First phase slated to begin in 2024, employing 3,000 people with average salaries of more than \$100,000 per year.
- Located just 10 miles from the residential site.
- The City of Syracuse is projected to be the #1 area for residential growth with the addition of 7,000 units

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Syracuse Local Waterfront Revitalization Program (LWP) Masterplan

The Syracuse Lakefront area is part of an urban revitalization plan that includes \$108 million of planned public improvements.

Master Plan Projects

1. Trailhead improvements under Hiawatha Blvd
2. Lake Lounge Trailhead
3. Trailhead improvements at W. Bear St.
4. Creekwalk enhancements
5. New Creekwalk connections
- 6A. Lop the Lake Trail
- 6B. Loop the Lake Park Street Rail Connector
7. Inner Harbor public space improvements
8. Hiawatha Boulevard and W Bear St Streetscape Enhancements
9. Streetscape Enhancements
10. Roth Site Development
11. Creation of a mixed use entertainment hub
12. Enhancements of Onondaga Lake Park
13. Waterfront Brand Initiative (not shown on plan)
14. Tourism Campaign & Strategy (not shown on plan)
15. Signage & wayfinding plan (not shown on plan)



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**State of the Art Aquarium Approved
for
Syracuse Lakefront Revitalization Plan**



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