



## PROPERTY FEATURES

- 7,800 SF building
- 5,500 SF showroom/retail
- 2,300 SF warehouse with loading dock
- 25 parking spaces
- 3 Phase 600V/400A
- Located on the corner of Erie Boulevard & Thompson Road
- Visible from Interstate 690

### CONTACT EXCLUSIVE AGENTS:

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### SUTTON REAL ESTATE COMPANY

525 Plum Street, Suite 100

Syracuse, New York 13204

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## FOR SALE | RETAIL STAND ALONE

3101 Erie Boulevard East, Syracuse, NY 13214



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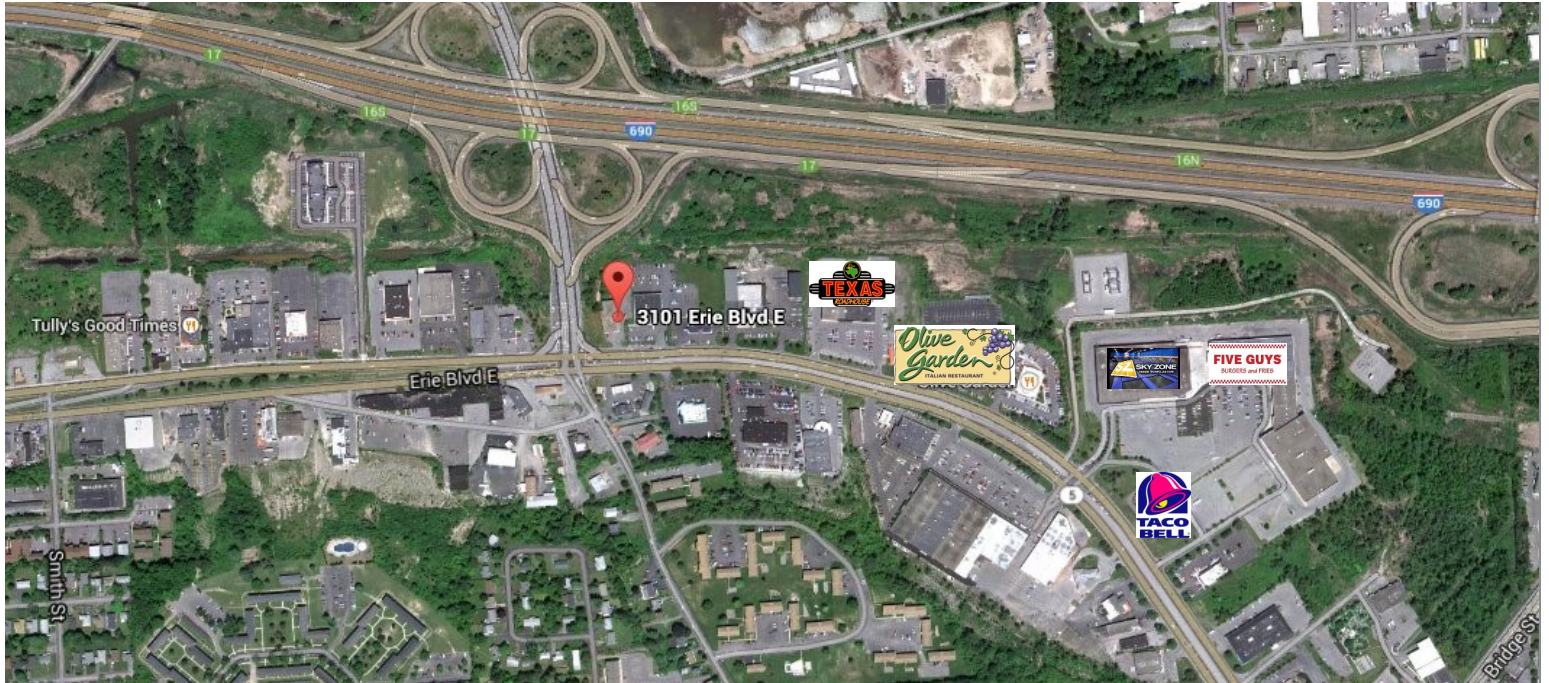
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## DEMOGRAPHICS

	1 Mile	3 Mile	5 Mile
<b>Population</b>	10,047	79,591	181,022
<b>Median HH Income</b>	\$47,147	\$49,056	\$43,711
<b>Businesses</b>	498	3,617	8,687
<b>Employees</b>	7,150	64,333	175,029

Source: ESRI Report 2021

## TRAFFIC COUNTS

- Erie Boulevard—22,700 AADT
- Thompson Road—22,000 AADT
- Route 690—86,530 AADT

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