



PROPERTY FEATURES

- Gateway to Downtown Syracuse
- Unequaled access to regional highways in central Syracuse—(690 & I-81)
- Removal of West Street fly over will provide improved exposure/access to Downtown
- 1.4+/- acres of block-length land
- Documented “clean” environmental status
- Zoned for wide variety of retail, commercial and light manufacturing uses along with additional uses such as dwellings, apartments, condominiums and hotels/motels

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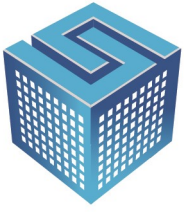
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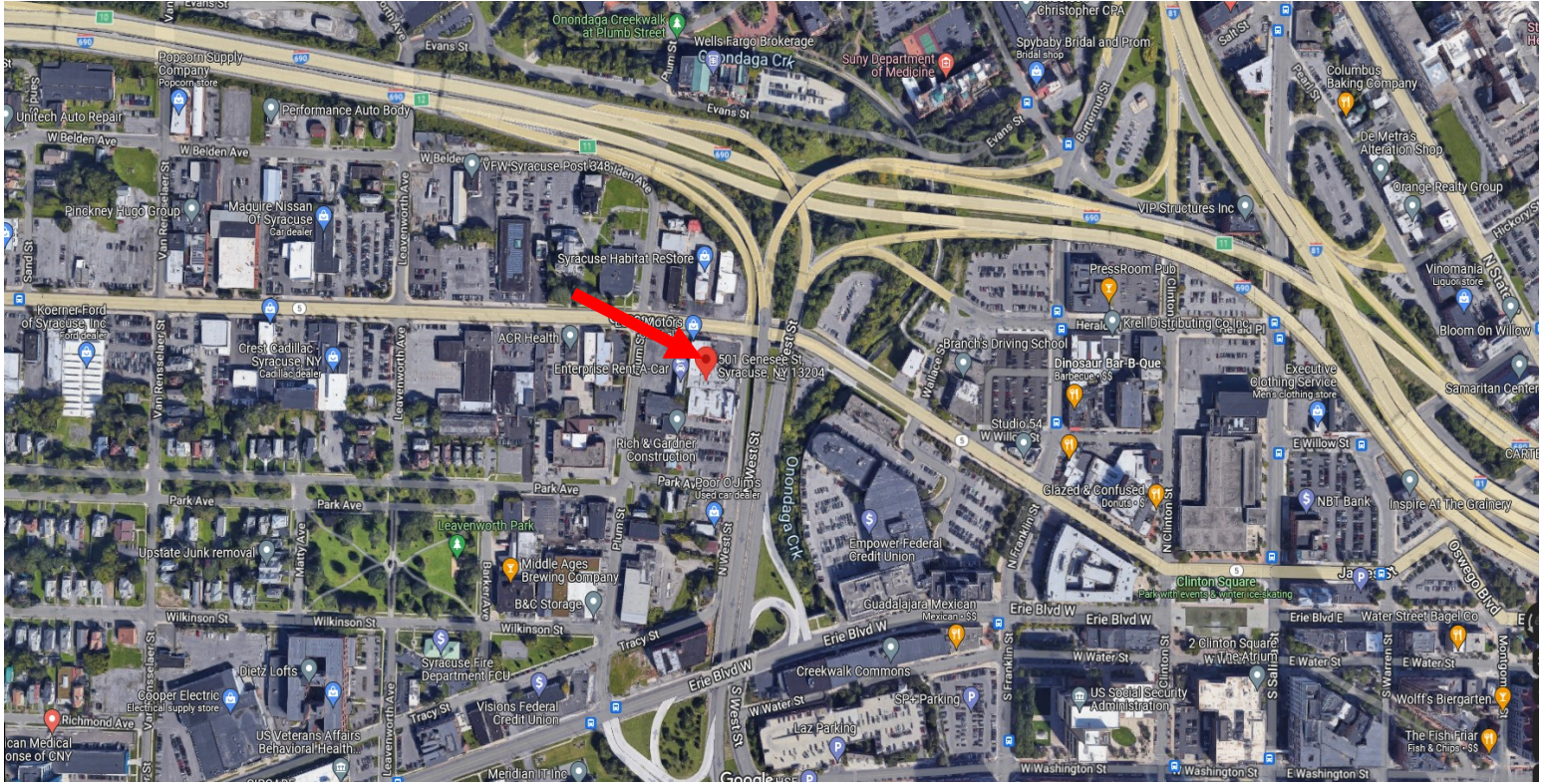


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DOWNTOWN DEVELOPMENT SITE

501 West Genesee Street, Syracuse, NY 13204



DEMOGRAPHICS

	2 Mile	5 Mile	10 Mile
Population	79,403	231,647	384,665
Households	31,278	94,443	157,396
Average Household Income	\$48,545	\$67,398	\$80,547
Employment	97,697	182,820	249,415
Businesses	7,643	14,488	20,988

Source: ESRI 2023

TRAFFIC COUNTS—AADT

- West St Viaduct (northbound)—19,010
- W. Genesee/West St —11,130
- W. Genesee/N. Franklin—13,010

Source: NYSDOT Traffic Data Viewer 2019

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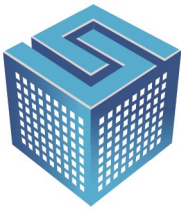
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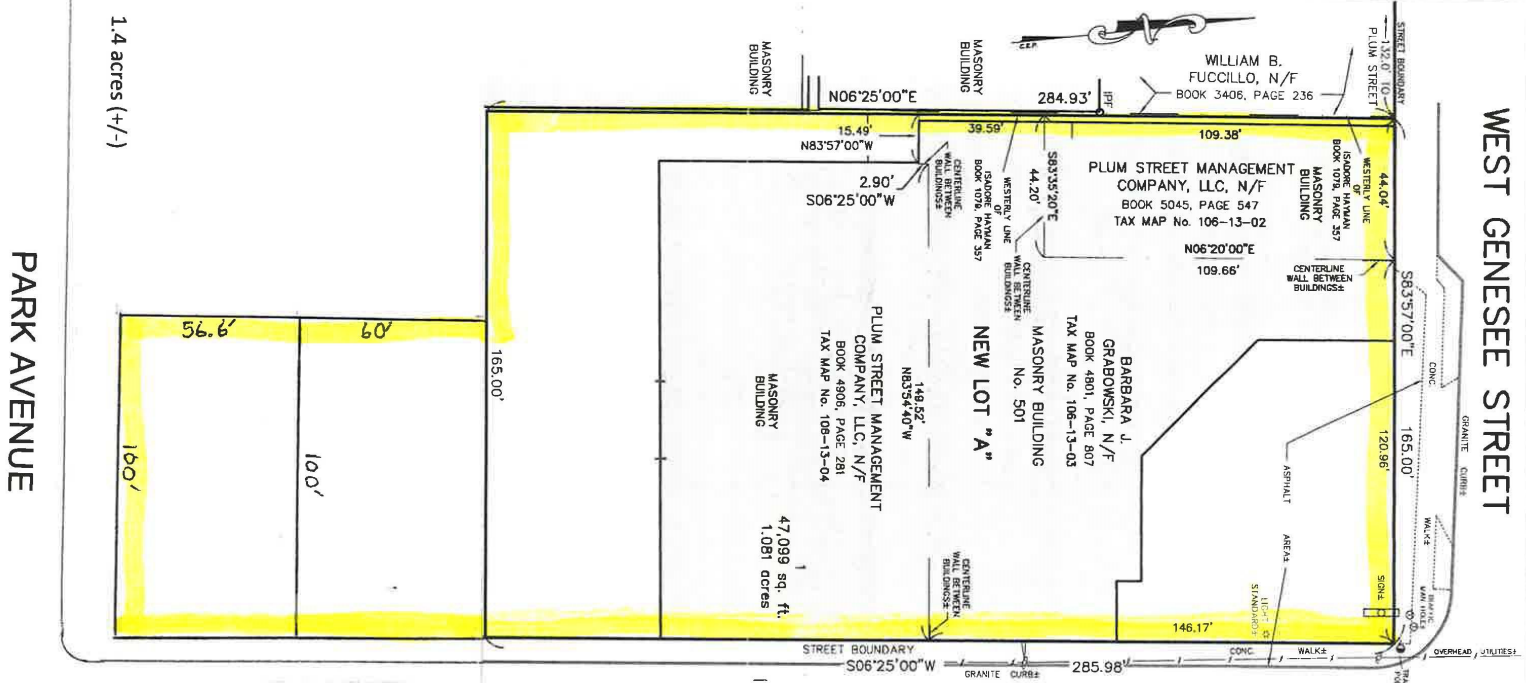
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