

**SUTTON**  
REAL ESTATE COMPANY

**FOR SALE OR LEASE | MIXED USE**

501 West Genesee Street, Syracuse, NY 13204



## PROPERTY FEATURES

- 30,000 SF of mixed use space in excellent condition
  - Office 4,650 SF
  - Warehouse/storage 18,800 SF
  - Retail 5,000 SF
  - Penthouse 1,700 SF
- Unequaled access in central Syracuse—2 minutes from I-690 & I81
- 3 drive-in doors for easy delivery & pickup
- EPDM roofs (2006 & 2012), insulated windows and doors and mechanicals
- 12' clear height in main warehouse
- 240 amp/3 phase electric service
- On-site parking for 80+ vehicles
- Lot size 1.4 acres

### CONTACT EXCLUSIVE AGENTS:

**Richard Robb**

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**Bart Feinberg**

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525 Plum Street, Suite 100

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## DEMOGRAPHICS

	2 Mile	4 Mile	8 Mile
<b>Population</b>	79,600	188,800	327,600
<b>Employment</b>	104,500	163,000	262,200
<b>Average Household Income</b>	\$40,045	\$53,202	\$66,939

Source: ESRI 2016

## TRAFFIC COUNTS

- I-690 Eastbound —69,526
- West Genesee Street—9,977
- West Street Exit—4,467

Source: NYSDOT Traffic Data Viewer

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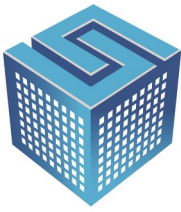
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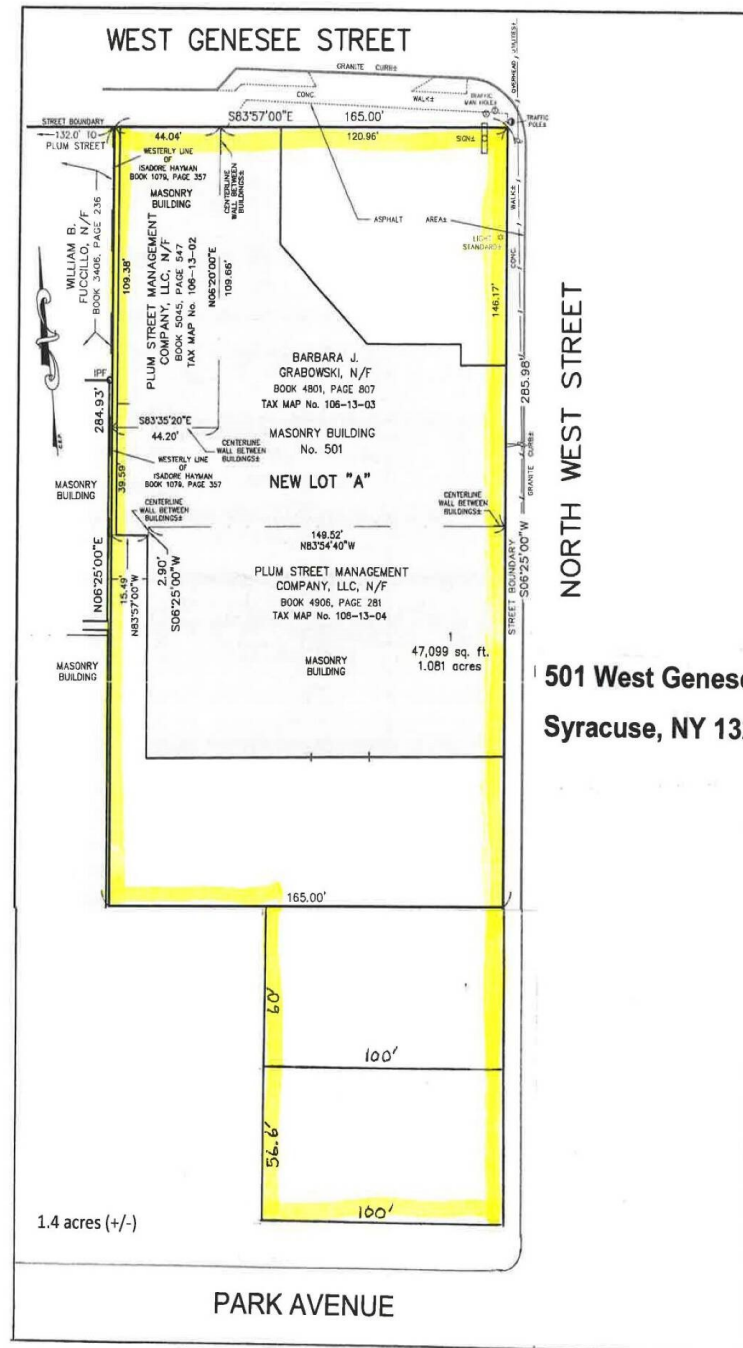
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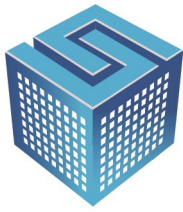
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