



PROPERTY FEATURES

- Retail or redevelopment opportunity on .8 acres
- Retail building (2,772+/-SF) and vacant lot
- Average daily traffic count—7,500
- Asking price —\$195,000
- Package with 1000-1024 S. Geddes St. for \$875,000
- Local Business District Zoning

CONTACT EXCLUSIVE AGENTS:

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SUTTON REAL ESTATE COMPANY

525 Plum Street, Suite 100

Syracuse, New York 13204

315.424.1111



FOR SALE | RETAIL BUILDING & LOT
1038-1060 South Geddes Street, Syracuse, NY 13204



DEMOGRAPHICS

| | 1 Mile | 3 Mile | 5 Mile |
|--------------------------------|----------|----------|----------|
| Population | 19,487 | 128,718 | 220,556 |
| Households | 7,449 | 49,397 | 88,471 |
| Median Household Income | \$34,445 | \$34,861 | \$43,960 |

Source: ESRI

TRAFFIC COUNTS

- S. Geddes St. — 7,496
- Grand Ave. — 11,602
- W. Onondaga St. — 4,756

Source: www.dot.ny.gov

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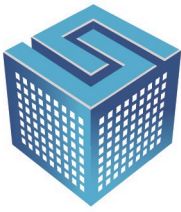
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