

SUTTON
REAL ESTATE COMPANY

FOR SALE

State Fair Boulevard & Smelkoff Road, Syracuse, NY 13209



PROPERTY FEATURES

- 1.55+/- Acre corner parcel zoned Commercial B
- Retail or Office
- Approvals in place for up to 15,000 SF office space
- 304' frontage on State Fair Blvd.
- Located 1/2 mile from New York State Fairgrounds
- Low cost Solvay Electric power
- Close to I-690 & I-90 (NYS Thruway)

CONTACT EXCLUSIVE AGENT:

Stephen Saleski

Real Estate Salesperson

(M): 315.727.3103

ssaleski@suttoncos.com

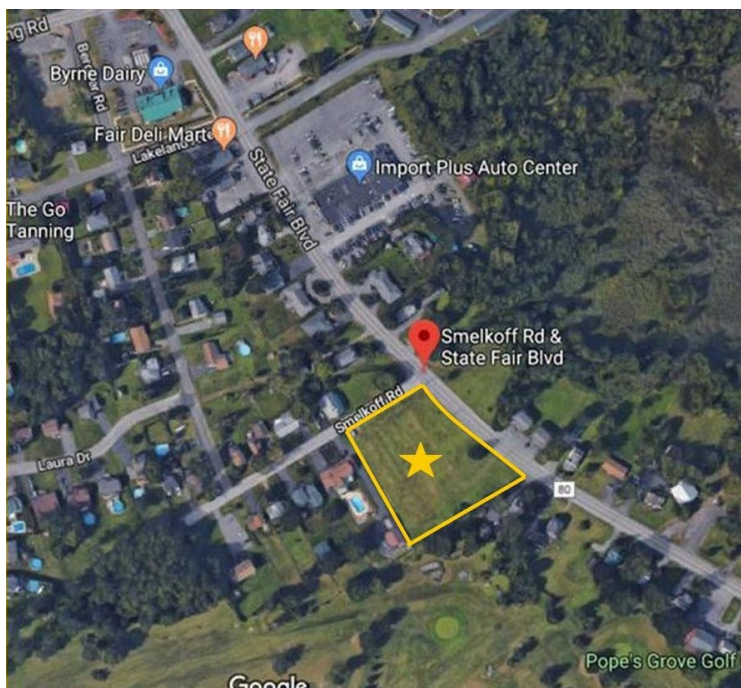
SUTTON REAL ESTATE COMPANY

525 Plum Street, Suite 100

Syracuse, New York 13204

315.424.1111

All information contained herein is from sources deemed reliable and is submitted subjected to errors, omissions, changes in price or other conditions, prior sale, leasing without notice. Principals should not rely solely upon the information contained herein.



DEMOGRAPHICS

	1 Mile	3 Mile	5 Mile
Population	1,653	35,541	144,347
Households	678	15,471	60,968
Median Household Income	\$74,446	\$69,933	\$68,601

Source: ESRI 2019

TRAFFIC COUNTS

- State Fair Blvd — 6,819
- I-690 — 53,537

Source: NYS DOT

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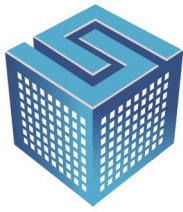
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