

SUTTON
REAL ESTATE COMPANY

FOR LEASE | OFFICE
MALLARDS LANDING

4500 Pewter Lane, Manlius, NY 13104



PROPERTY FEATURES

- Large Office with reception area, small kitchenette/bathroom
- Separate outside entrance
- Common area has additional bathrooms
- Tenant mix—medical & professional
- Parking on site
- Restaurants, retail and banking within walking distances
- Excellent location

CONTACT EXCLUSIVE AGENT:

Barton Feinberg

Director of Brokerage, Associate Broker

(M) 315.447.8668

bfeinberg@suttoncos.com

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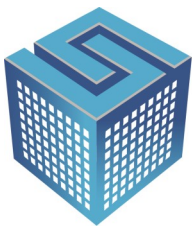
525 Plum Street, Suite 100

Syracuse, New York 13204

315.424.1111

www.suttoncos.com

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.



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DEMOGRAPHICS

	1 Mile	3 Mile	5 Mile
Population	5,016	16,493	19,280
Households	1,976	6,455	11,916
Average Household Income	\$121,281	\$112,110	\$103,609

Source: STBD

TRAFFIC COUNTS

- Manlius Cazenovia Road (Route 92) - 17,280

Source: NYSDOT 2019

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