

**SUTTON**  
REAL ESTATE COMPANY

**FOR SALE | FLEX**

6251 Fremont Road, E. Syracuse, NY



## PROPERTY FEATURES

- 2,440 +/- SF in office and garage/shop (1,920 SF) buildings
- 285' Fremont Road frontage on 1.2+/- acre lot
- Suitable also for retail, industrial or redevelopment
- Right around the corner from the Amazon delivery warehouse
- Great visibility with high traffic counts
- Open lot with 100 car capacity

### CONTACT EXCLUSIVE AGENTS:

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### SUTTON REAL ESTATE COMPANY

525 Plum Street, Suite 100

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*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.*

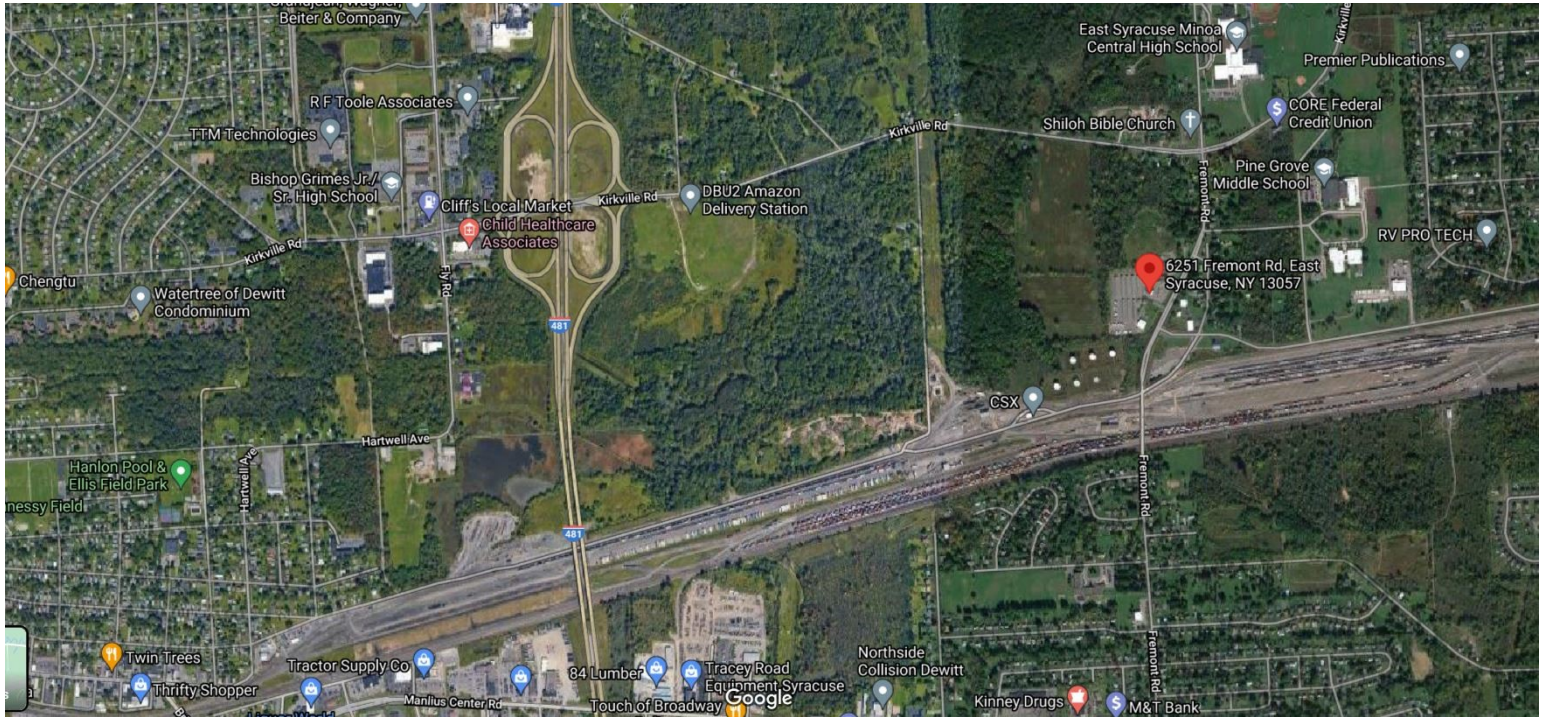




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## DEMOGRAPHICS

	2 Mile	5 Mile	10 Mile
<b>Population</b>	10,143	71,197	322,051
<b>Households</b>	4,257	30,354	126,609
<b>Average Household Income</b>	\$67,697	\$64,160	\$55,811
<b>Daytime Employment</b>	5,001	45,674	201,441

Source: COSTAR

## TRAFFIC COUNTS (AADT)

- Fremont Road — 14,440
- Kirkville Road @ I-481 — 18,885
- Manlius Ctr Rd & Bowman Rd W — 17,046

Source: COSTAR/NYSOT

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