

FOR LEASE | OFFICE/RETAIL/MEDICAL

2115 Downer St, Baldwinsville, NY 13027



PROPERTY FEATURES

- 4,000+/- SF office/retail space
- Plenty of on-site free parking
- Former veterinary emergency & critical care center
- Can be renovated for office, retail or medical
- Outside green area for pet walking path

- Current condition perfect for vet office/pet rescue
- Beautifully maintained property
- Located on heavily traveled Rt 31 and right off Interstate Rt 690
- Close proximity to major retailers such as Taco Bell, Aldi's, McDonalds, Dunkin Donuts, etc.

CONTACT EXCLUSIVE AGENT:

Karen Cannata-LaRocca

Real Estate Salesperson

(M): 315.391.3409

klarocca@suttoncos.com

SUTTON REAL ESTATE COMPANY

525 Plum Street, Suite 100 Syracuse, New York 13204 315.424.1111 www.suttoncos.com

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DEMOGRAPHICS

	1 Mile	3 Mile	5 Mile
Population	2,628	16,253	32,935
Households	1,111	6,618	13,370
Average Household Income	\$59,921	\$73,548	\$75,792
Daytime Employees	857	5,336	8,890

TRAFFIC COUNTS

- Route 690 & Downer St 20,942
- W. Sorrell Rd & E Sorrell Rd NE—19,696
- Down St & Southgate Rd W—3,356

Source: CoStar

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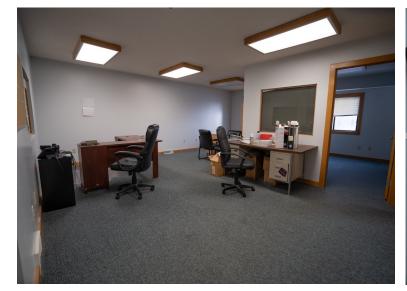
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