

FOR SALE OR LEASE RETAIL/PAD SITE

6867 Manlius Center Rd, East Syracuse, NY 13057



PROPERTY FEATURES

- 9/10 acre with full utilities
- A+ visibility along NY Route 290 with access to I-690/I-481 one mile west.
- Zoned industrial permitting many uses including retail, services or small business.
- Active traffic counts approaching 18,000 average annual daily trips.
- Clean site for immediate use.
- Owner will consider sale or land-lease

CONTACT EXCLUSIVE AGENT:

Richard T. Robb Licensed Real Estate Salesperson 315.952.7600 drobb@suttoncos.com SUTTON REAL ESTATE COMPANY

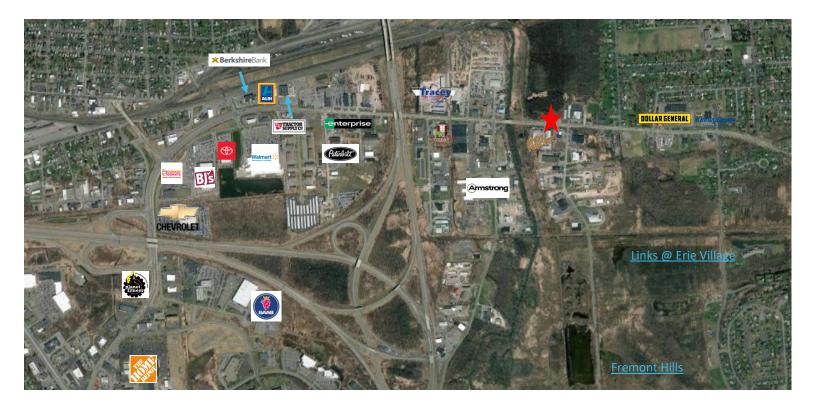
525 Plum Street, Suite 100 Syracuse, New York 13204 315.424.1111 www.suttoncos.com

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DEMOGRAPHICS

	1 Mile	3 Mile	5 Mile
Population	2,060	40,490	114,980
Households	810	16,810	45,550
Businesses	324	6,020	12,200
Employees	3,810	73,620	159,560

TRAFFIC COUNTS

- Manlius Center Rd east of NY Rt 290—17,643 AADT
- Bridge St. at I-690—31,650 AADT
- I-690—48,758 AADT
- I-481—50,072 AADT

Source: NYS DOT

Source: CoStar

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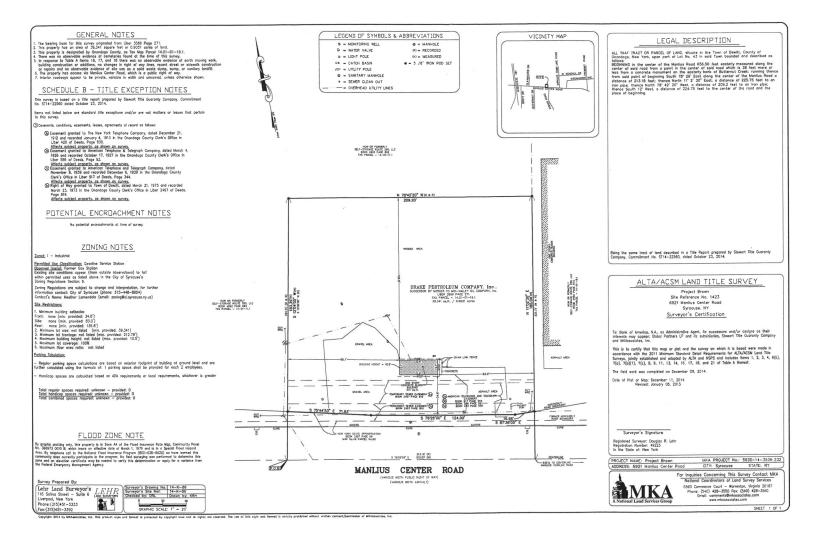
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