

SUTTON
REAL ESTATE COMPANY

FOR SALE | LAND

306 Spencer Street &
201 Solar & Kirkpatrick Streets, Syracuse, NY 13204



PROPERTY FEATURES

- Size: 6 Acre Parcel
- Frontage: Solar 517'+/-; Kirkpatrick 536'+/-; Spencer 504'+/-
- Zoning: Urban Core
- Utilities: Water, Sewer, Electric & Natural Gas
- Environmental: Phase 1 & 2 Completed; NYSDEC No Further Action Letter
- International Airport: 5 miles
- Site Work: Pilings and additional work completed for 100,000 SF building
- Available Documents/Approvals: Municipal, Architectural Drawings for proposed 100,000 SF building
- Taxes: \$83,289 Total Annual Taxes (PILOT Available)
- Interstate Highways: Easy access to Rt. 81, Rt. 690, NYS Thruway Rt. 90

CONTACT EXCLUSIVE AGENT:

Barton K. 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

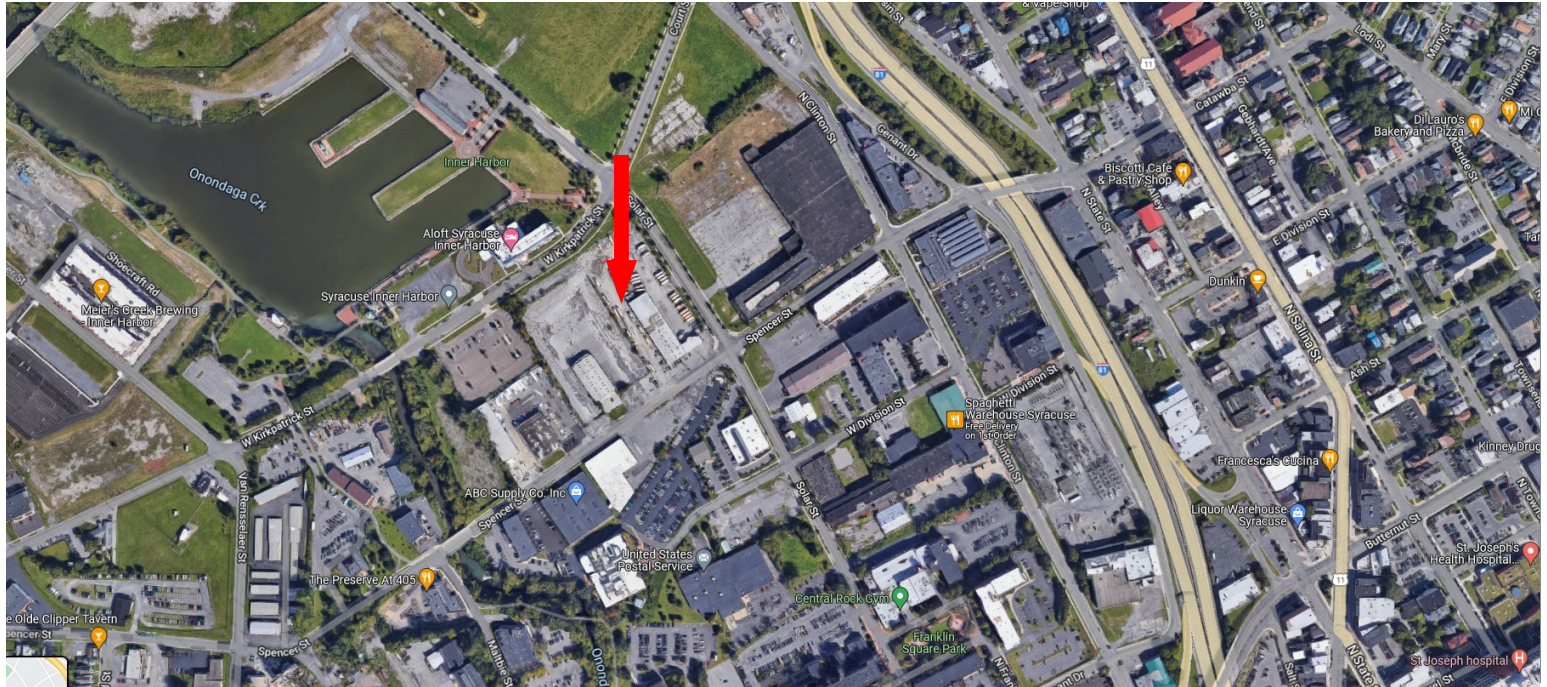
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DEMOGRAPHICS

	1 Mile	5 Mile	10 Mile
Population	17,389	229,931	385,619
Households	7,280	94,738	157,926
Average Household Income	\$46,564	\$63,961	\$78,015
Total Businesses	1,899	9,293	14,257
Total Employees	33,127	185,219	257,250

Source: ESRI 2021

TRAFFIC COUNTS

- Interstate Rt 81—88,782
- Solar, Spencer & Kirkpatrick Streets — 11,419
- Interstate Rt 690—64,009

Source: NYSDOT 2019

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Area Photos



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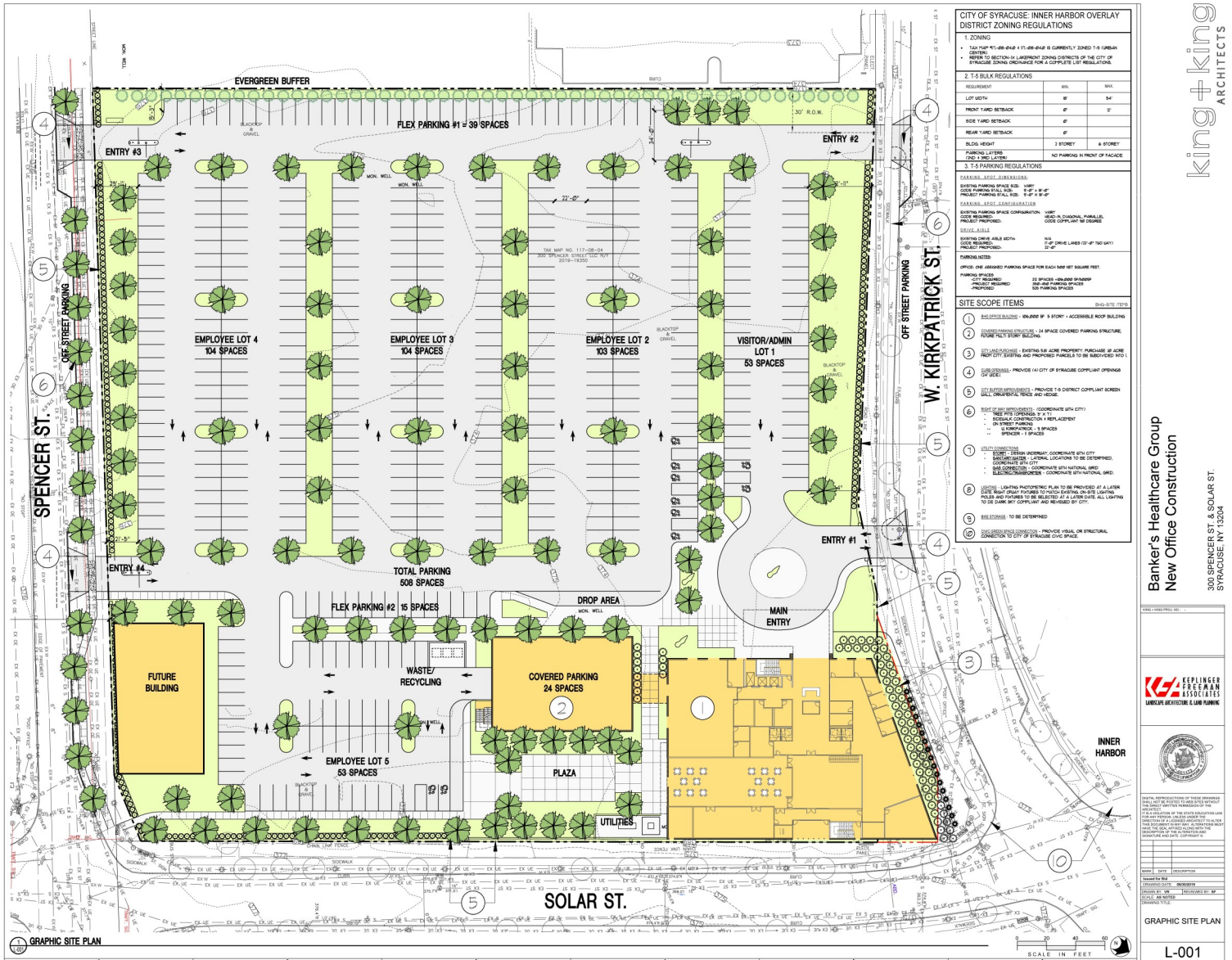


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SITE PLAN PROPOSAL



king+king
ARCHITECTS

Banker's Healthcare Group
New Office Construction

300 SPENCER ST. & SOLAR ST.
SYRACUSE, NY 13204

KEPLINGER
FEINBERG
ASSOCIATES
LANDSCAPE ARCHITECTURE & LAND PLANNING



GRAPHIC SITE PLAN

L-001

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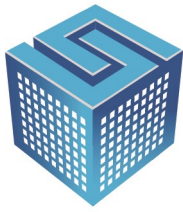
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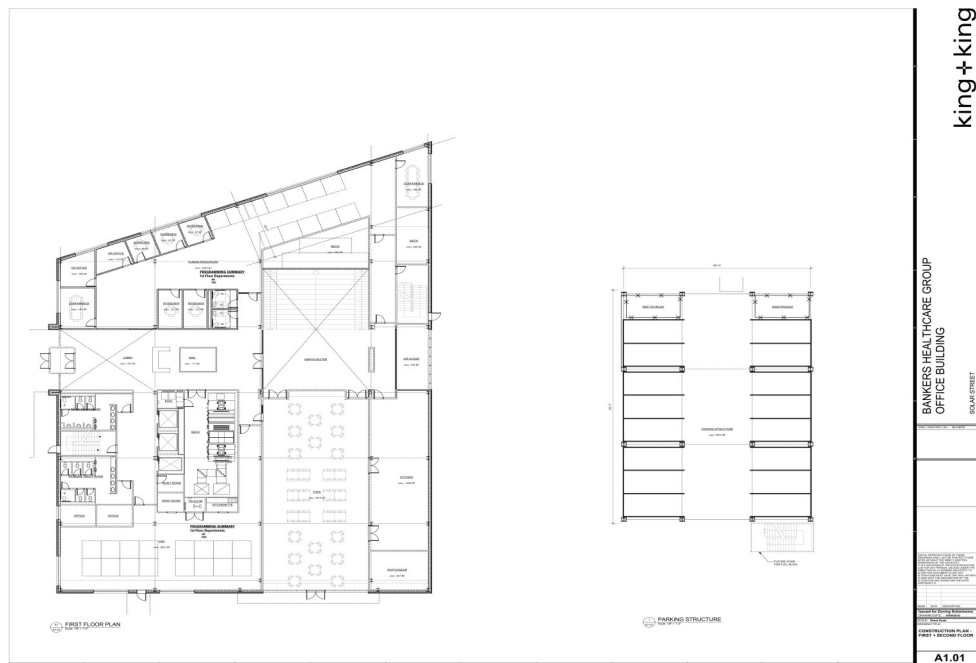


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Proposed Building & Floor Plans



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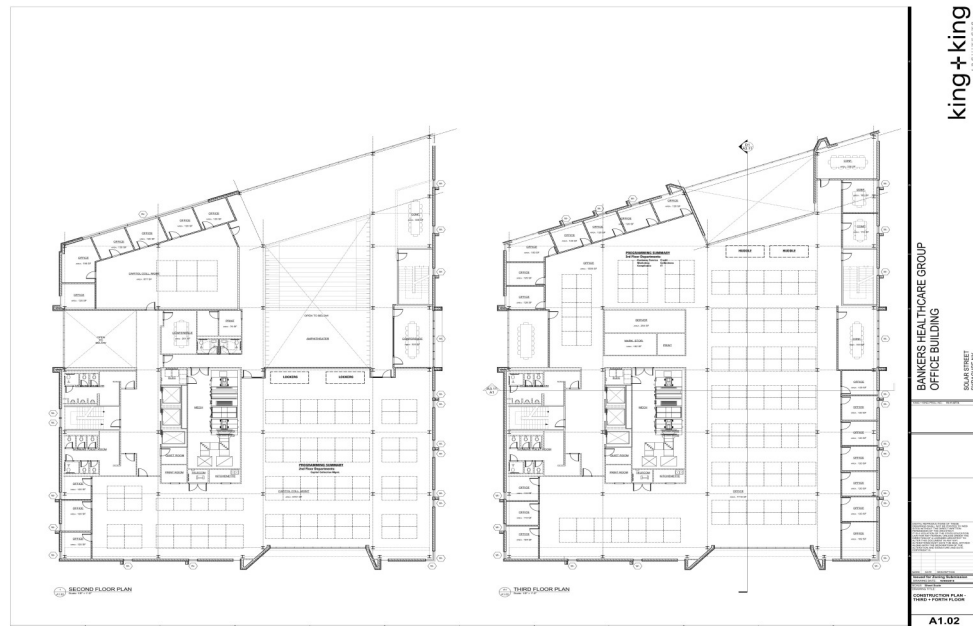
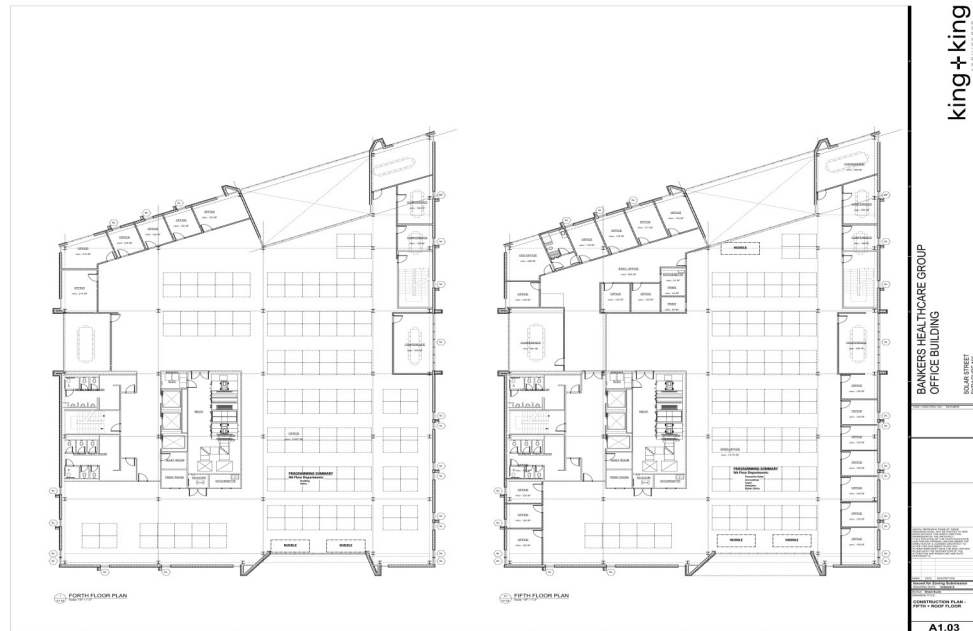


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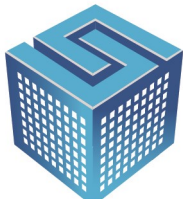
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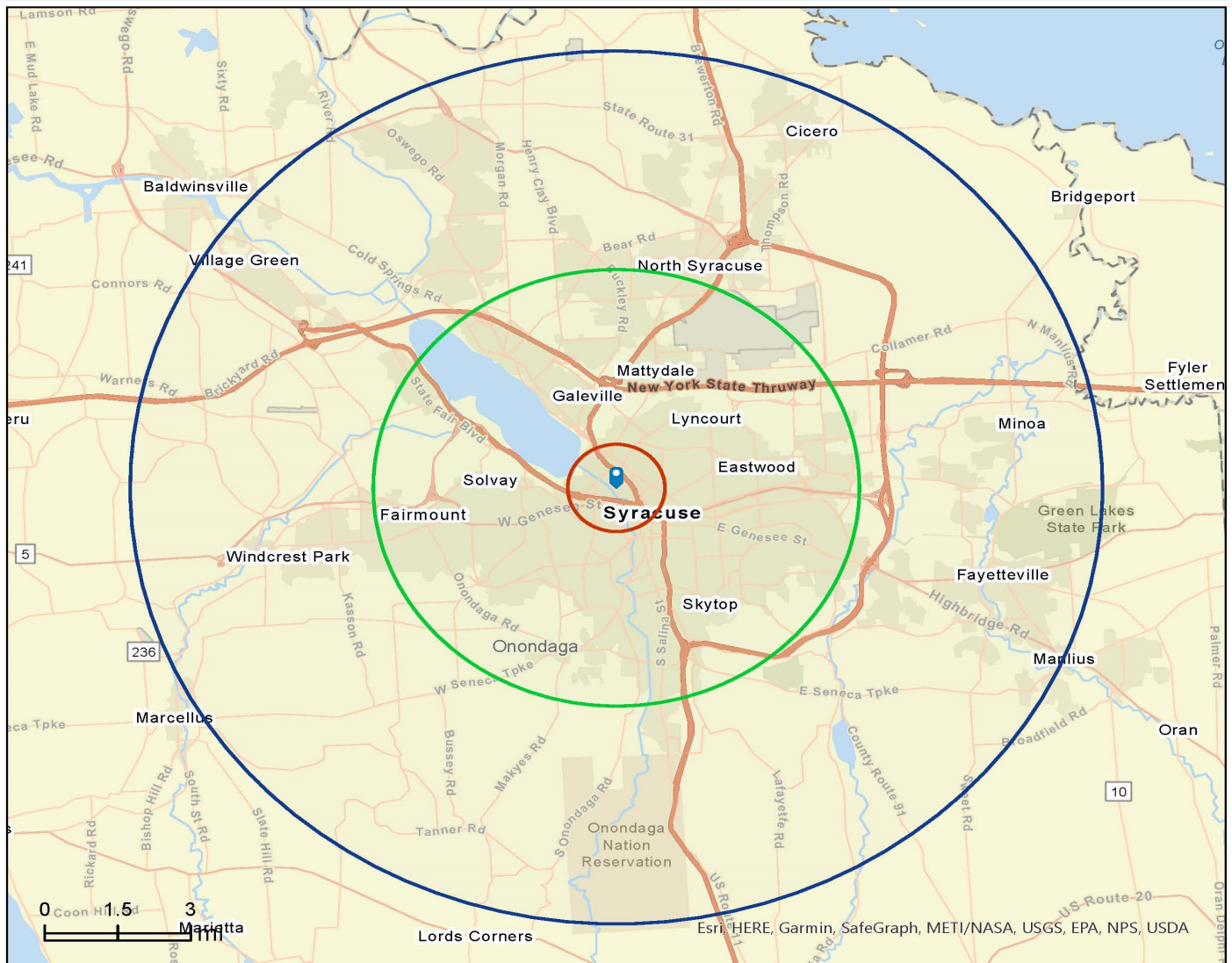


esri

Site Details Map

329 W Kirkpatrick St
330 Spencer St, Syracuse, New York, 13204
Rings: 1, 5, 10 mile radii

Prepared by Esri
Latitude: 43.05941
Longitude: -76.16180



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