



FOR LEASE | RETAIL SPACE

Westvale Plaza

2102-2214 & 2318 W. Genesee St., Syracuse NY 13219



PROPERTY HIGHLIGHTS

- ❖ Westvale Plaza is a community retail center surrounded by densely populated and well-established neighborhoods on Syracuse West Side
- ❖ Anchor Tenants: Planet Fitness, Thrifty Shopper, European Specialties Market, Family Dollar, Geddes Federal Savings & O'Reilly Auto Parts
- ❖ Restaurant Tenants: China Pavilion, Syrian Mediterranean Restaurant, Infinite Nutrition, and Fish Cove
- ❖ Now Available: 992± SF & 1,991± SF inline
53,269± SF anchor position - subdividable
6,375± SF restaurant space - expandable

KEY FEATURES

- ❑ 184,393± SF GLA with 646± car parking
- ❑ 5-mile trade area has 207,673 population
- ❑ Inline storefronts, restaurants and anchor position for lease



CONTACT EXCLUSIVE AGENT:



Laurence J. Socia, CLS
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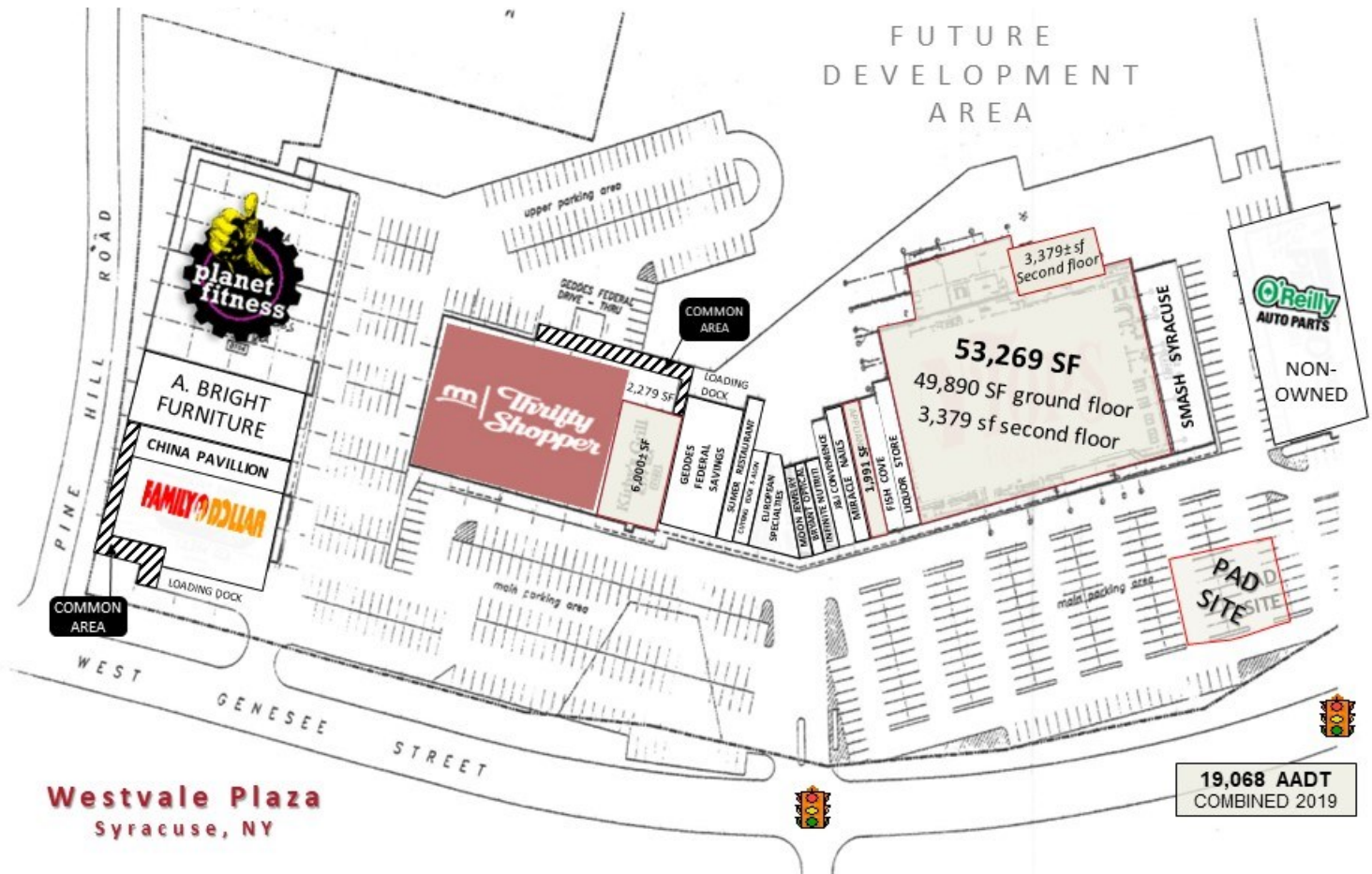
SUTTON REAL ESTATE COMPANY

525 Plum Street, Suite 101
Syracuse, New York 13204
Main 315.424.1111
www.suttoncos.com

All information furnished, regarding property for sale, rental or financing is from sources deemed reliable, but no warranty or representation is made as to the accuracy thereof and same is submitted subject to errors, change of price, rental or conditions prior sale, lease or financing or withdrawal without notice

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SPACES FOR LEASE

SF Size	Dimensions	Position	Suite #
53,269± SF	255' X 174'	anchor	2120
6,375± SF	60' X 105' ±	restaurant	2122
1,991± SF	16' X 120' ±	inline	2132
992± SF	11' X 90' ±	inline	2138
Lease Rates:	\$13.00 SF inline shops / anchor \$6.00 SF		
N-N-N	\$ 4.20± SF estimated		

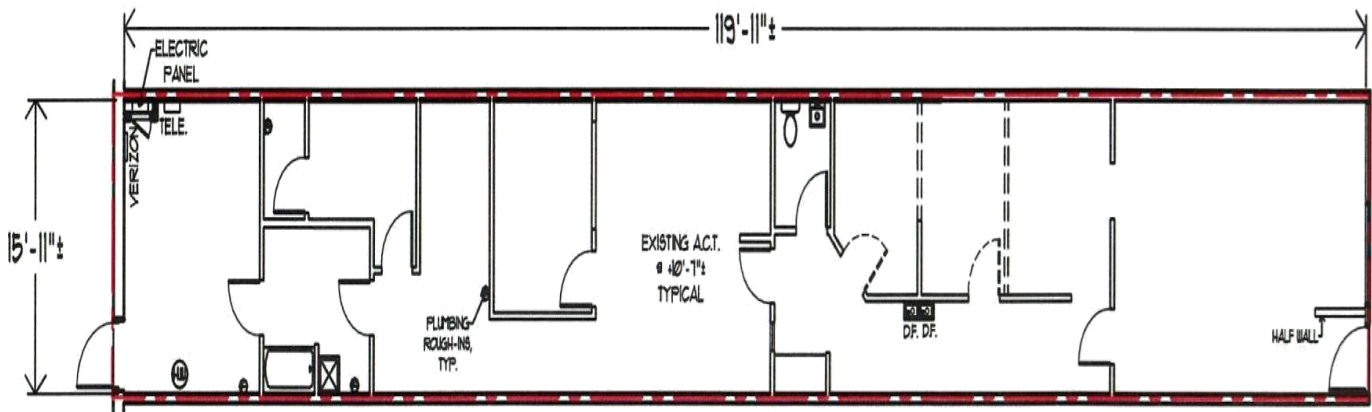
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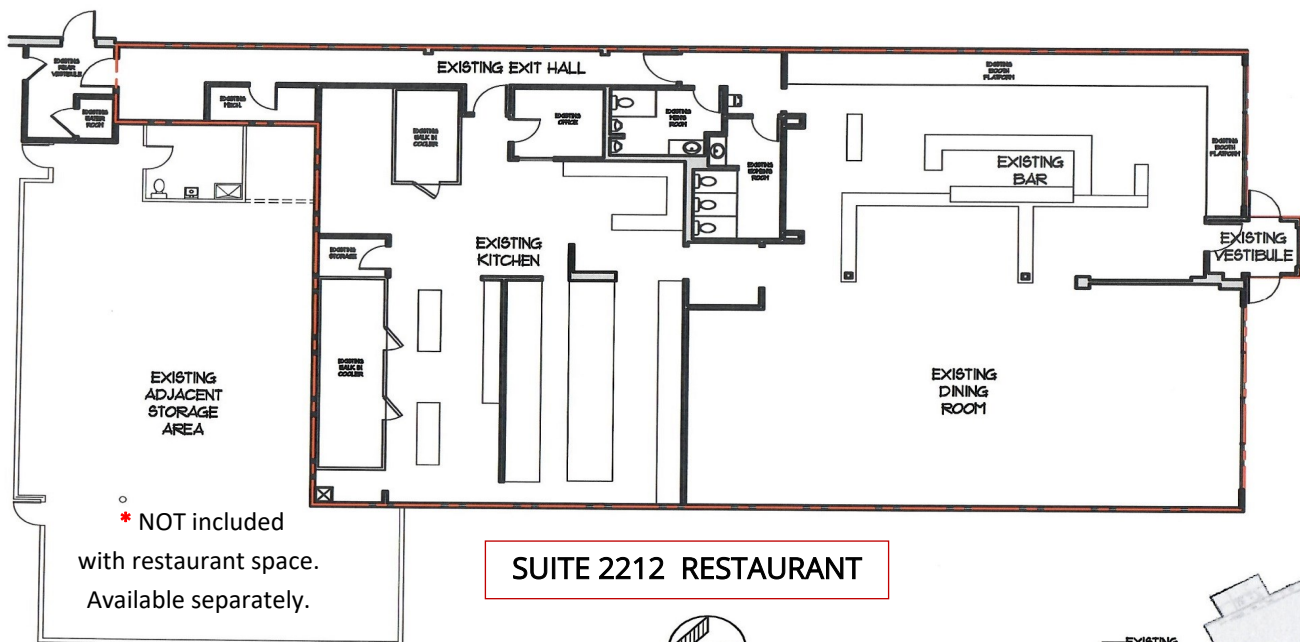
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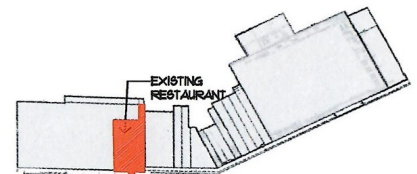
SUITE 2132 AREA = 1,991 SF



SUITE 2212 RESTAURANT



AREA = 6,375 SF.



LOCATION PLAN

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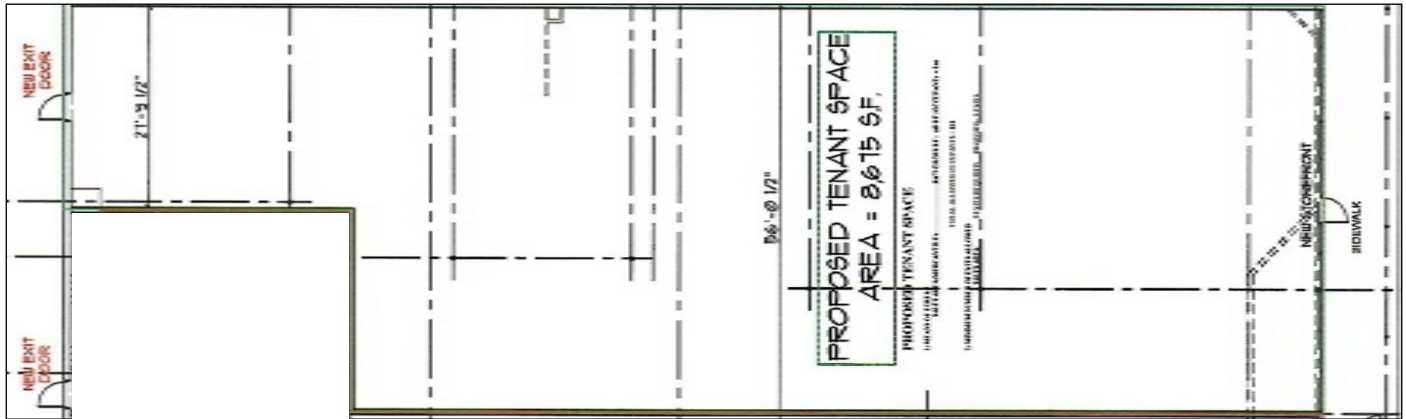
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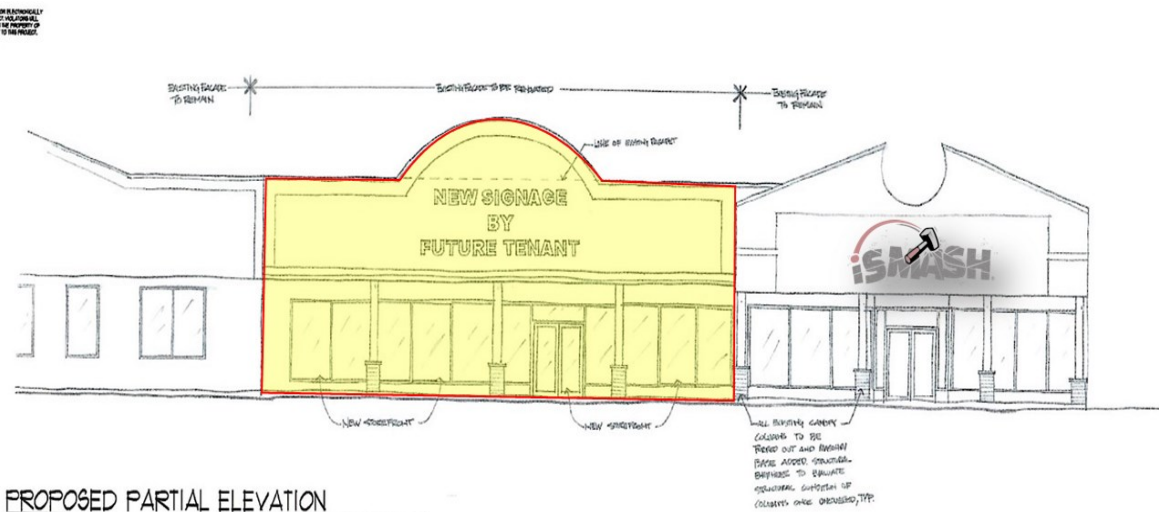
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PROPOSED NEW SUITE 2106 AREA = 8,675± SF



Hagan Architects P.C.
design, build
100 Maryland Lane
Cryanburg, New York 13305
315-659-4352

TABLE 1

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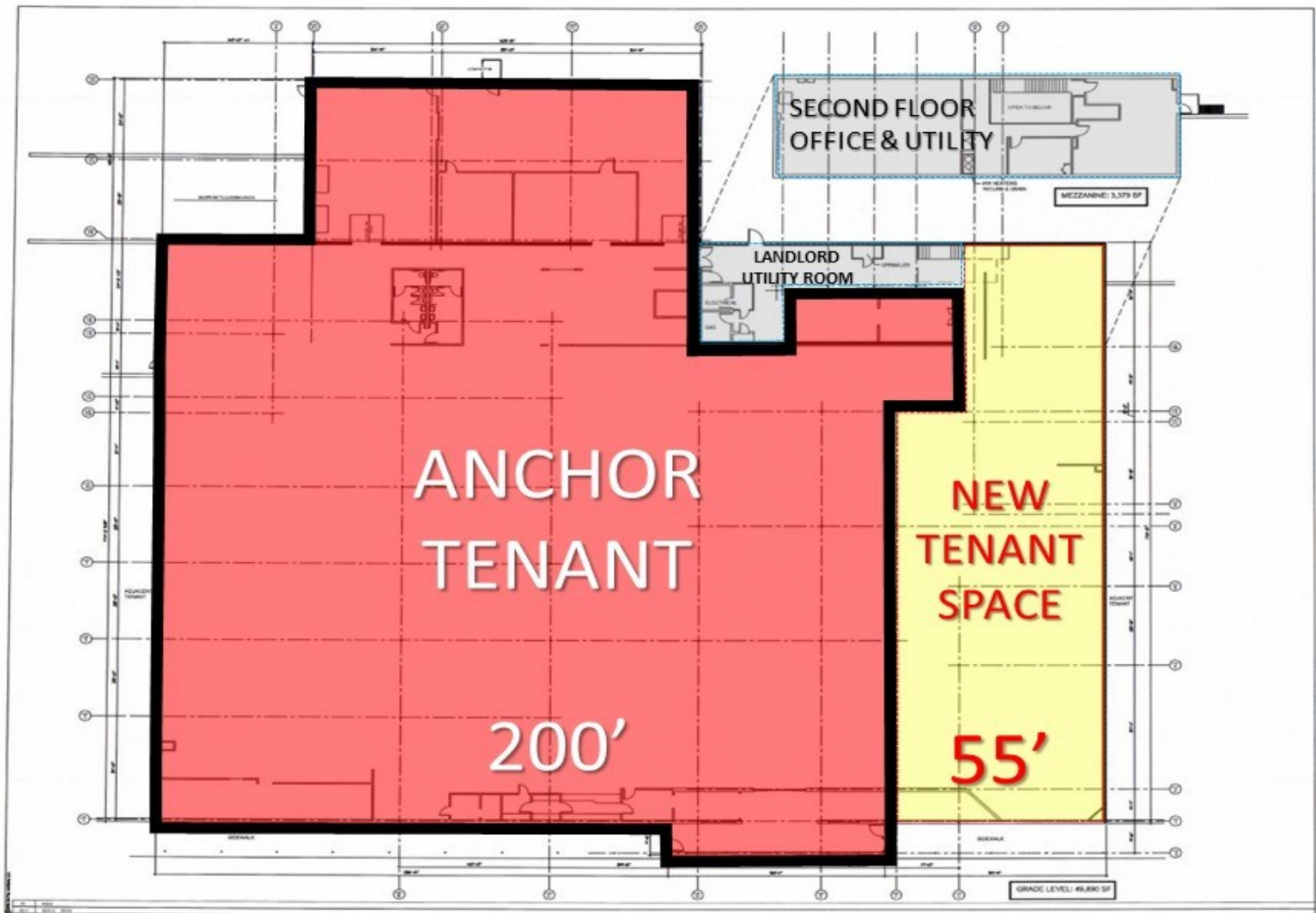
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CONCEPTUAL SUBDIVIDE OF FORMER GROCERY STORE



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DEMOGRAPHICS

By Radius	1 Mile	3 Mile	5 Mile
Population	13,814	80,779	207,673
Households	6,052	33,085	83,542
Families	2,884	19,298	46,714
Median HH Income	\$54,047	\$45,029	\$47,615
Businesses	290	4,198	7,897
Employees	3,760	71,666	153,245

SOURCE: ESRI Report 8/30/2022

LATITUDE

43.04790

LONGITUDE

-76.20053

TRAFFIC

Roadway	Volume Count
NYS Route 5	15,100 AADT

SOURCE: ESRI Report 8/30/2018



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PROPERTY OVERVIEW

Common Name:	Westvale Plaza
Legal Address:	2102—2214 & 2318 W. Genesee Street (Route 5) Syracuse NY 13219
Municipal Jurisdictions:	Village of Solvay / Town of Geddes / County of Onondaga
Zoning:	Commercial (C) Solvay
Nearest Cross Streets:	Fay Road and Charles Ave / City of Syracuse line
Proximity to Highway:	1.5± miles from Routes 690, I-81 & I-90
Public Transportation Access:	Located on bus line
Parcel Size / Frontage:	13.85± acres / 1,108'± road frontage
Parking Spaces:	646± surface lots
Year Built / Last Renovated:	1950 & 1970 / 2016
Total Building Area:	184,393± SF
Available Spaces:	992± SF, 1,991± SF inline & 53,269± SF anchor 6,375± SF restaurant space
HVAC:	Rooftop units
Sprinkler System:	Yes - wet
Utilities:	Gas, sewer, water, Solvay Electric & cable/Wi-Fi
Signage:	Storefront & pylon
Ceiling Height:	15'± in anchor box / Varied in other spaces
Loading Facilities:	1 shared dock bay for restaurant space
Lease Rate:	\$13.00 SF - small shops & inline TBD restaurant and anchor spaces
Lease Type:	N-N-N
CAM/INS/TAXES:	\$ 4.20± SF estimated

- ❖ Restaurant space is expandable and also suitable for retail uses
- ❖ Development parcels available behind plaza in upper and lower levels

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