



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: Plaza Grande Mexican Restaurant & Cantina, Fish Cove, China Pavilion, Baghdad Restaurant, and Infinite Nutrition.
- ❖ Now Available: 983± SF & 1,991± SF inline
53,269± SF anchor position - subdividable

KEY FEATURES

- 184,393± SF GLA with 646± car parking
- 5-mile trade area has 218,231 population
- Inline storefronts and anchor position for lease

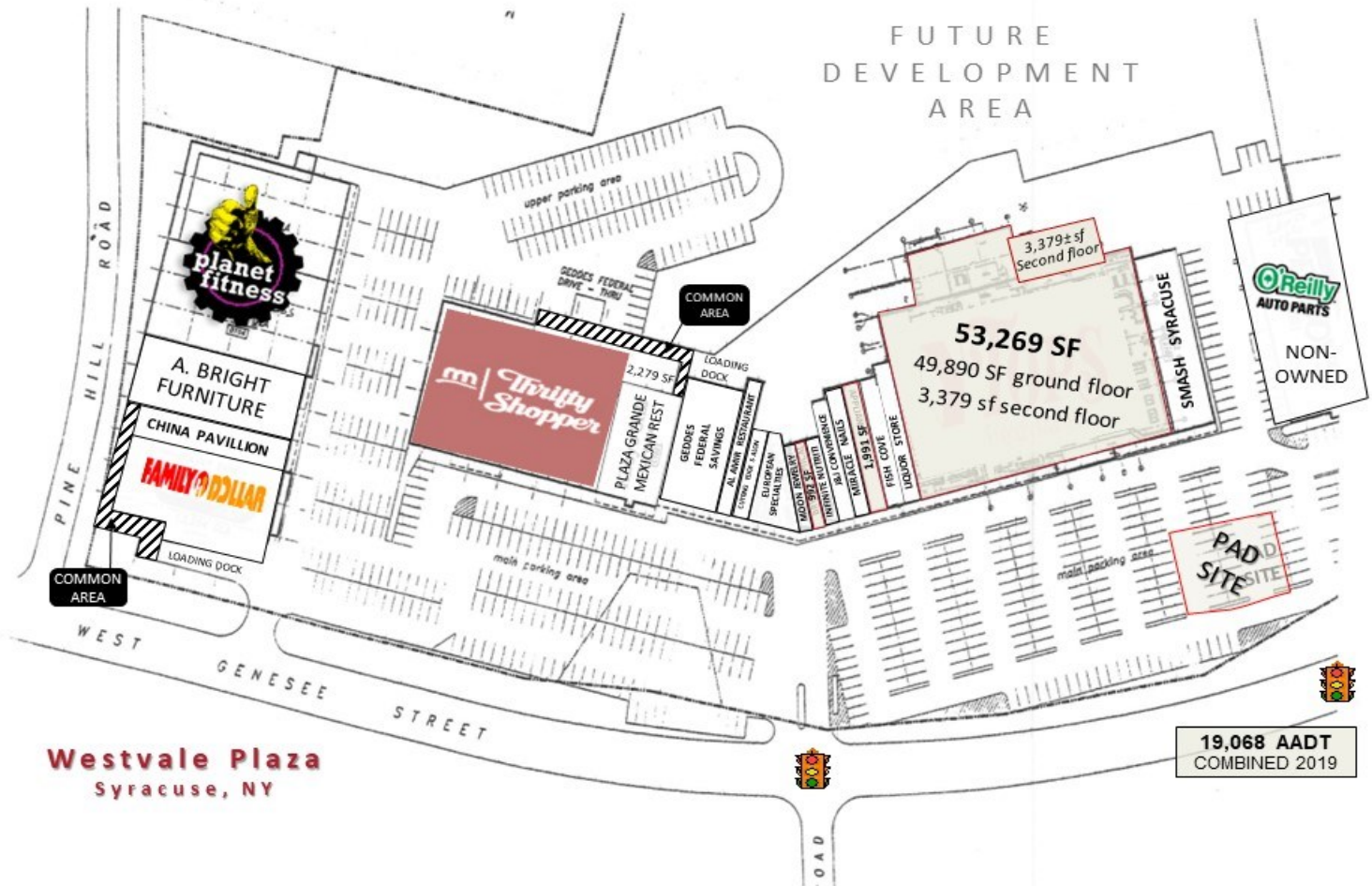
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SPACES FOR LEASE

SF Size	Dimensions	Position	Suite #
53,269± SF	255' X 174'	anchor	2120
1,991± SF	16' X 120' ±	inline	2132
983± SF	11' 10" X 90' ±	inline	2138
Lease Rates:	\$13.00 SF inline shops / anchor space \$6.00 SF		
N-N-N	\$ 4.20± SF current estimated		

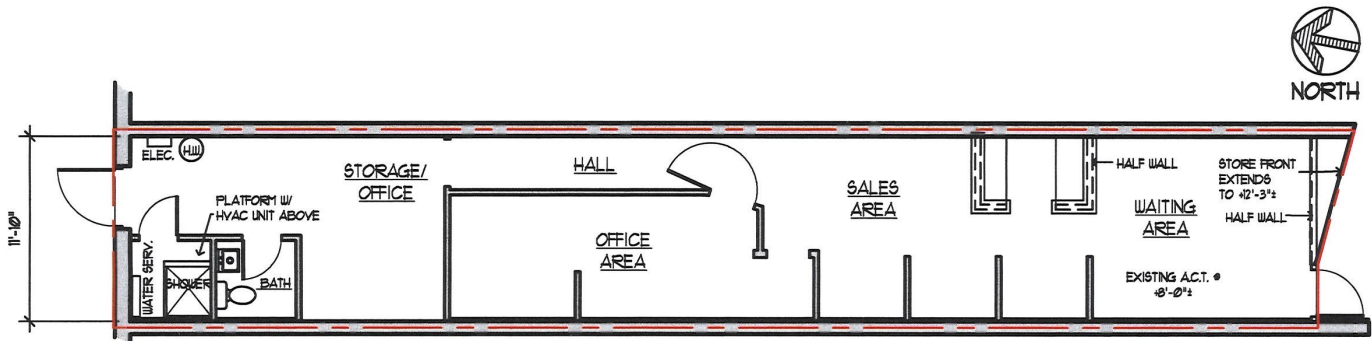
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AREA = 983 S.F.



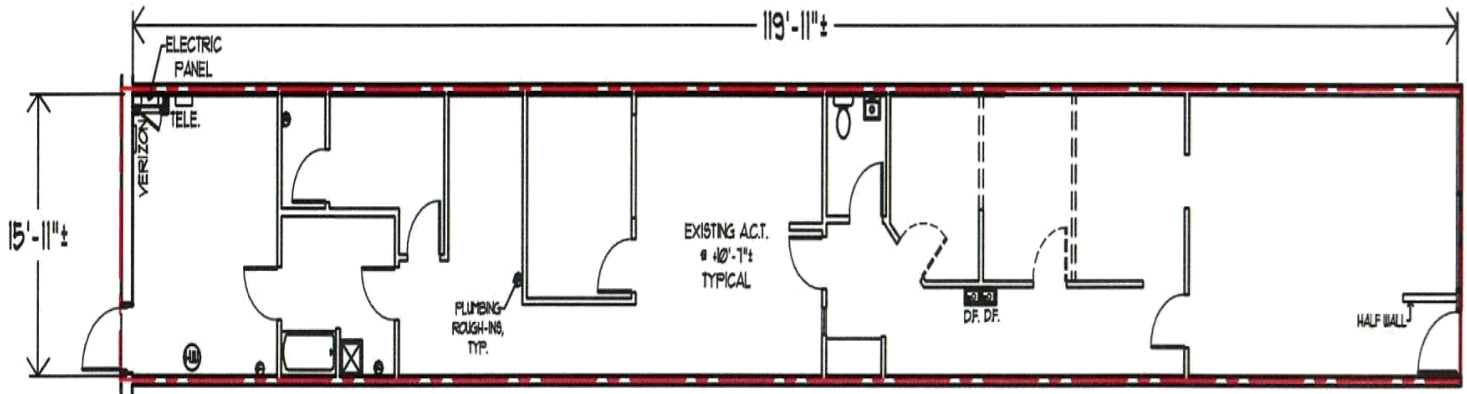
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SUITE 2132 AREA = 1,991 SF



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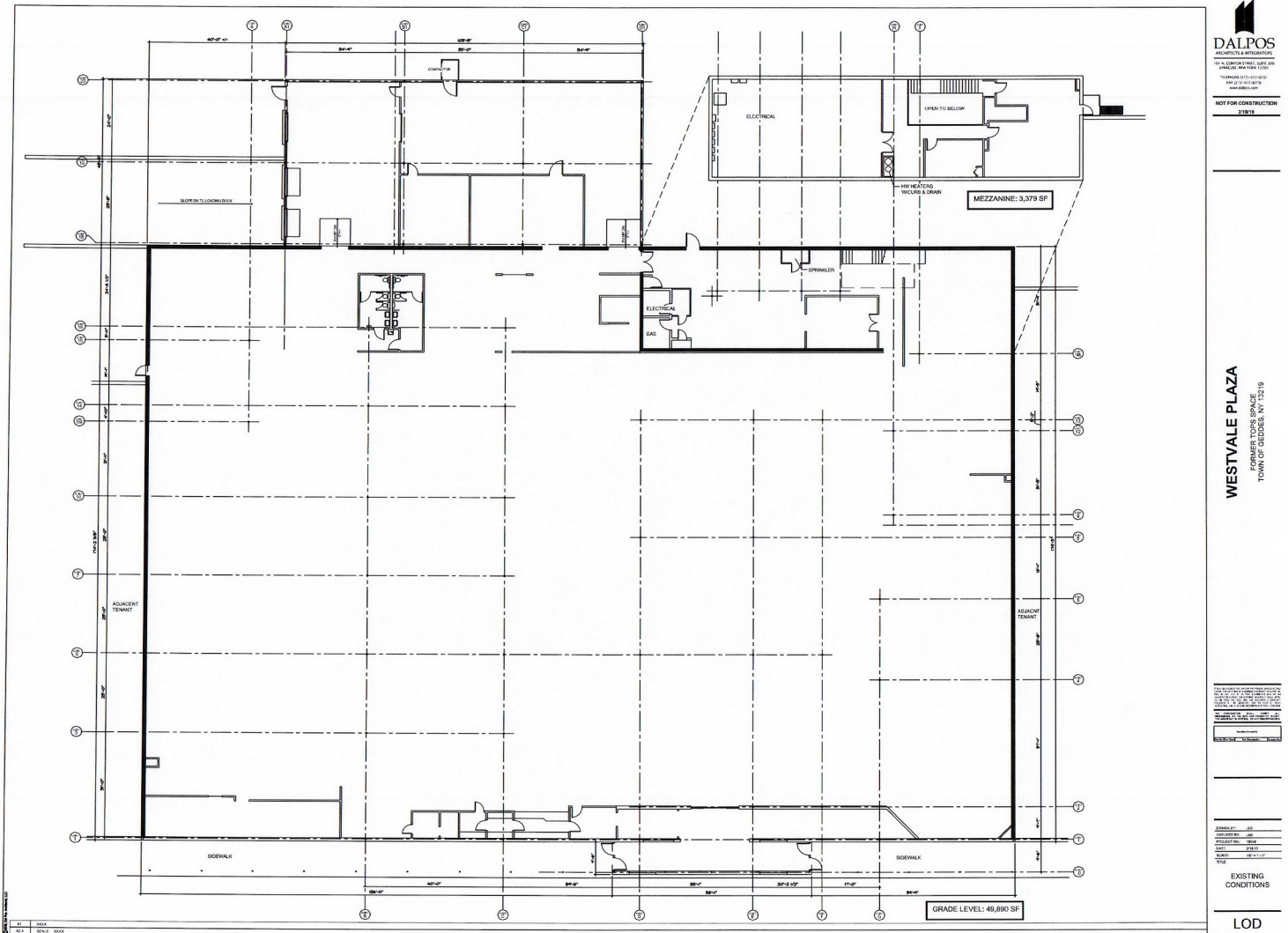
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EXISTING LAYOUT

FORMER TOPS GROCERY STORE



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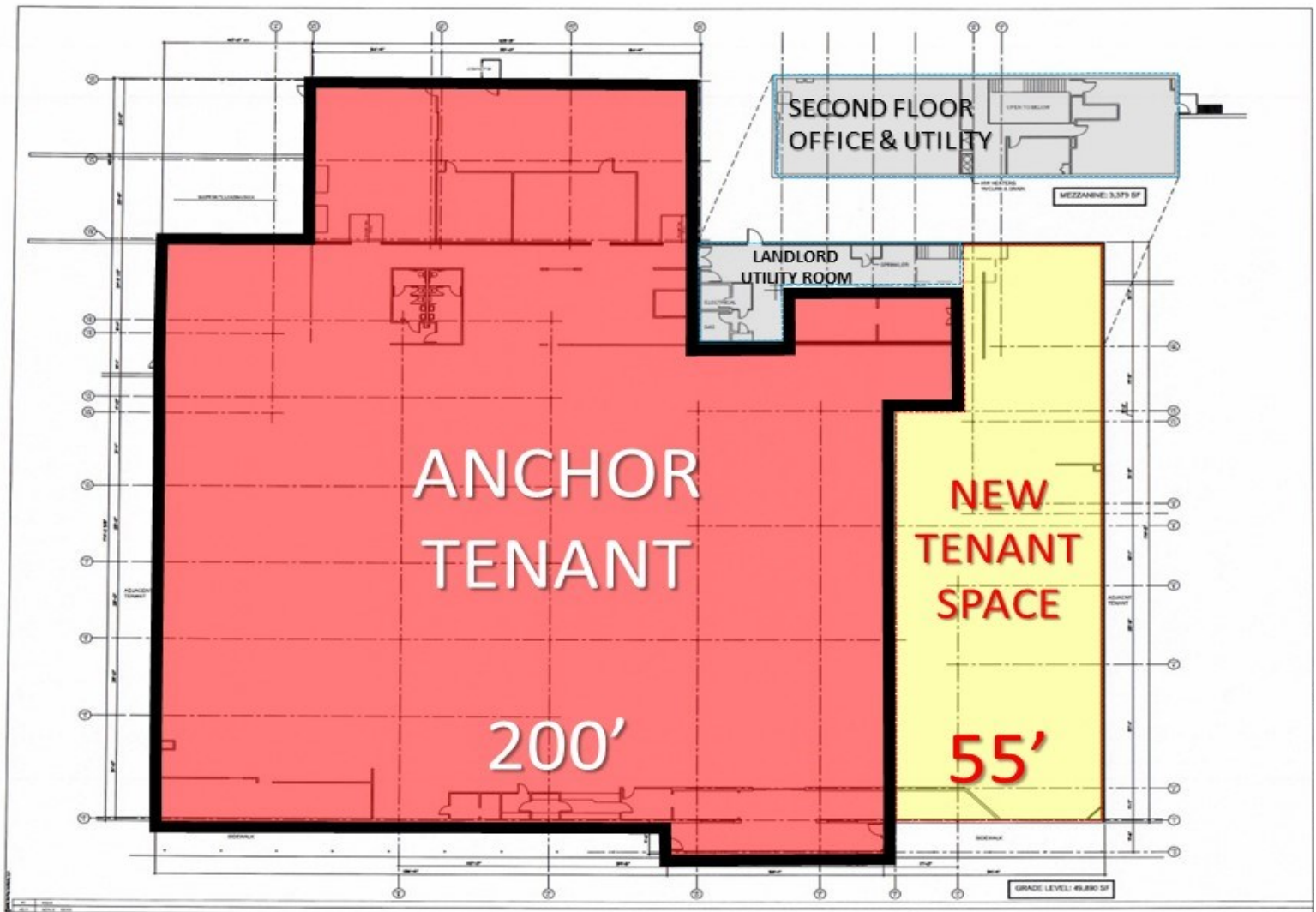
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CONCEPTUAL SUBDIVIDE

FORMER TOPS GROCERY STORE



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FOR LEASE | RETAIL SPACE

Westvale Plaza

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

NEW RESTAURANT



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FOR LEASE | RETAIL SPACE

Westvale Plaza

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

DEMOGRAPHICS

By Radius	1 Mile	3 Mile	5 Mile
Population	13,137	87,437	218,231
Households	6,045	37,705	89,993
Families	2,935	19,188	46,576
Median HH Income	\$58,422	\$48,598	\$51,943
Businesses	263	4,224	7,744
Total Employees	3,575	75,415	157,644
Daytime Population	9,504	116,801	261,436

SOURCE: ESRI Report 4/3/2024

LATITUDE

43.04836

LONGITUDE

-76.19837

TRAFFIC

Roadway	Volume Count
NYS Route 5	13,531 AADT
Charles Ave	3,215 AADT

SOURCE: NYS Traffic Data Count 2022 latest count



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FOR LEASE | RETAIL SPACE

Westvale Plaza

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

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:	983± SF, 1,991± SF inline & 53,269± SF anchor
HVAC:	Rooftop units
Sprinkler System:	Yes - wet
Utilities:	Gas, sewer, water, Solvay Electric & cable/Wi-Fi
Signage:	Storefront & pylon
Ceiling Clear Height:	13'± in anchor box / Varied in other spaces
Loading Facilities:	1 shared dock bay for restaurant space
Lease Rate:	\$13.00 SF - small shops & inline \$6.00 SF anchor spaces
Lease Type:	N-N-N
CAM/INS/TAXES:	\$ 4.20± SF estimated

❖ Anchor space is subdividable down to 8,500± SF

❖ Development parcels available behind plaza in upper and lower levels

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