



## PROPERTY FEATURES

- 10 acre parcel—divisible
- Additional adjacent acreage available
- Frontage: Solar Street 832'+/-; Court Street 747'+/-; North Clinton Street 592'+/-
- Zone: M4X Urban Core (residential, mixed use, office and retail)
- Utilities: water, sewer, electric & natural gas
- Interstate highways: easy access to Rt 81, Rt 690 & NYS Thruway Rt 90
- Environmental Phase 1 & 2 complete

### CONTACT EXCLUSIVE AGENT:

**Barton K. Feinberg**

Associate Broker

(M) 315.447.8668

[bfeinberg@suttoncos.com](mailto:bfeinberg@suttoncos.com)

### SUTTON REAL ESTATE COMPANY

525 Plum Street, Suite 100

Syracuse, New York 13204

315.424.1111

[www.suttoncos.com](http://www.suttoncos.com)

## Syracuse Local Waterfront Revitalization Program (LWP) Masterplan

*The Syracuse Lakefront area is part of an urban revitalization plan that includes \$108 million of planned public improvements.*

### Master Plan Projects

1. Trailhead improvements under Hiawatha Blvd
2. Lake Lounge Trailhead
3. Trailhead improvements at W. Bear St.
4. Creekwalk enhancements
5. New Creekwalk connections
- 6A. Lop the Lake Trail
- 6B. Loop the Lake Park Street Rail Connector
7. Inner Harbor public space improvements
8. Hiawatha Boulevard and W Bear St Streetscape Enhancements
9. Streetscape Enhancements
10. Roth Site Development
11. Creation of a mixed use entertainment hub
12. Enhancements of Onondaga Lake Park
13. Waterfront Brand Initiative (not shown on plan)
14. Tourism Campaign & Strategy (not shown on plan)
15. Signage & wayfinding plan (not shown on plan)



#### CONTACT EXCLUSIVE AGENT:

**Barton K. Feinberg**

Associate Broker

(M) 315.447.8668

[bfeinberg@suttoncos.com](mailto:bfeinberg@suttoncos.com)

#### SUTTON REAL ESTATE COMPANY

525 Plum Street, Suite 100

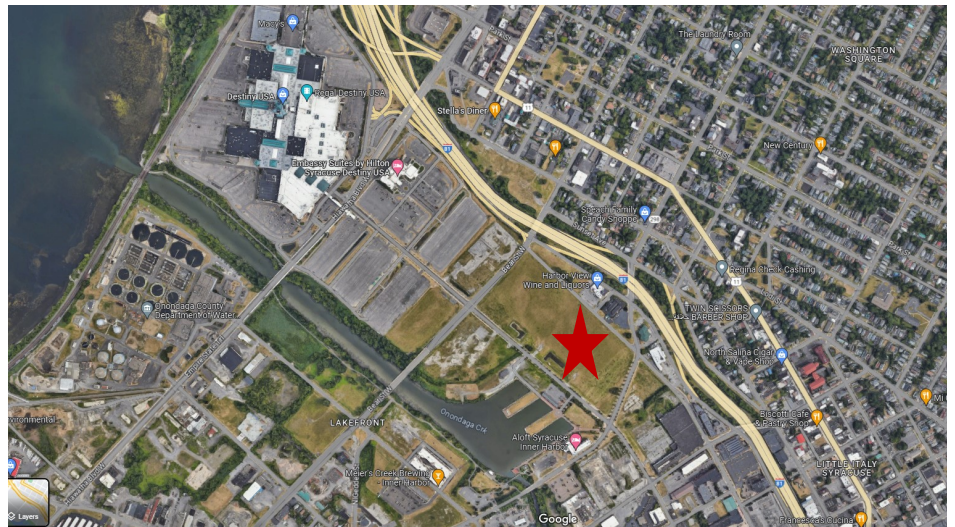
Syracuse, New York 13204

315.424.1111

[www.suttoncos.com](http://www.suttoncos.com)

*A Walkable Community*

- Franklin Square
- Destiny USA
- 2 Hotels
- Onondaga Lakefront
- Regional Market
- NBT Stadium—Syracuse Mets
- 1.5 miles to Downtown





**Proposed \$85 million aquarium  
– planned opening 2024**



**CONTACT EXCLUSIVE AGENT:**

**Barton K. Feinberg**

Associate Broker

(M) 315.447.8668

[bfeinberg@suttoncos.com](mailto:bfeinberg@suttoncos.com)

**SUTTON REAL ESTATE COMPANY**

525 Plum Street, Suite 100

Syracuse, New York 13204

315.424.1111

[www.suttoncos.com](http://www.suttoncos.com)



**DEMOGRAPHICS**

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

Source: ESRI 2021

**TRAFFIC COUNTS**

- Interstate Rt 81—88,782
- Solar, W Court & Clinton—16,675
- Interstate Rt 690—64,009

Source: NYSDOT 2019

**CONTACT EXCLUSIVE AGENT:**

**Barton K. Feinberg**  
Associate Broker  
(M) 315.447.8668  
[bfeinberg@suttoncos.com](mailto:bfeinberg@suttoncos.com)

**SUTTON REAL ESTATE COMPANY**

525 Plum Street, Suite 100  
Syracuse, New York 13204  
315.424.1111  
[www.suttoncos.com](http://www.suttoncos.com)

## Syracuse, New York

- Vibrant city with strong employment and economic growth
- Home to Syracuse University and LeMoyne College
- First class medical facilities
  - \* St. Joseph's Hospital
  - \* Upstate University Hospital
  - \* Crouse Hospital
- Exciting dining and entertainment venues
- Transportation hubs for easy travel
  - \* Syracuse Hancock International Airport
  - \* Syracuse Walsh Regional Transportation Center (Amtrak, Greyhound & Trailways)



St Joseph's Health Amphitheater



The New York State Fairgrounds



Syracuse University JMA Wireless Dome



Armory Square

### CONTACT EXCLUSIVE AGENT:

**Barton K. Feinberg**

Associate Broker

(M) 315.447.8668

[bfeinberg@suttoncos.com](mailto:bfeinberg@suttoncos.com)

### SUTTON REAL ESTATE COMPANY

525 Plum Street, Suite 100

Syracuse, New York 13204

315.424.1111

[www.suttoncos.com](http://www.suttoncos.com)

**A Growing Market**

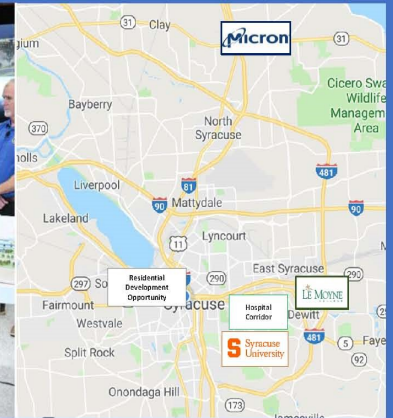
The downtown Syracuse population has grown by 40% over the last 5 years.

- \$100 billion Micron Semiconductor Project coming to Clay, NY
- \$350 million Amazon Distribution Center opened in Liverpool, NY
- \$118 million renovation to the IMA Wireless Dome
- Approved \$85 million aquarium to be built in the Inner Harbor under development
- \$63 million renovation to Hancock International Airport
- Multi-million dollar capital projects underway at Syracuse University including the construction of the \$25 million John A. Lally Athletic Complex
- \$25 million renovation to NBT Stadium—home of Syracuse Mets
- Lockheed Martin awarded \$1.6 billion deal by the US Air Force to build long range radars that will lead to hundreds of jobs

**\$100 Billion Micron Semiconductor Project!**



President Biden – Micron Announcement  
October 2022



Micron - 10 mi from Residential Site

- Largest single private investment in New York history
- Nearly 50,000 direct and indirect jobs to be created – a 12.5% increase in total employment for the region.
- First phase slated to begin in 2024, employing 3,000 people with average salaries of more than \$100,000 per year.
- Located just 10 miles from the residential site.
- The City of Syracuse is projected to be the #1 area for residential growth with the addition of 7,000 units

**CONTACT EXCLUSIVE AGENT:**

**Barton K. Feinberg**  
Associate Broker  
(M) 315.447.8668  
[bfeinberg@suttoncos.com](mailto:bfeinberg@suttoncos.com)

**SUTTON REAL ESTATE COMPANY**

525 Plum Street, Suite 100  
Syracuse, New York 13204  
315.424.1111  
[www.suttoncos.com](http://www.suttoncos.com)