



SUTTON
REAL ESTATE COMPANY

FOR SALE | OFFICE

625 Erie Blvd. W., Syracuse NY 13204



PROPERTY FEATURES

- Beautifully renovated 21,000 +/- SF building on a 1 acre lot
- 116' + Frontage on Erie Blvd. West
- Zoning: Commercial Office building
- Easy access to major highways
- Located on the western edge (less than one mile) to Syracuse's CBD
- 1.2 miles to the Syracuse local waterfront area with major developments

CONTACT EXCLUSIVE AGENT:

Karen Cannata-LaRocca

Real Estate Salesperson

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SUTTON REAL ESTATE COMPANY

525 Plum Street, Suite 100

Syracuse, New York 13204

315.424.1111

www.suttoncos.com

All information contained herein is from sources deemed reliable and is submitted subjected to errors, omissions, changes in price or other conditions, prior sale, leasing without notice. Principals should not rely solely upon the information contained herein.



DEMOGRAPHICS

	2 Mile	5 Mile	10 Mile
Population	80,066	232,038	385,690
Households	30,566	93,860	156,392
Average Household Income	\$47,782	\$67,170	\$80,215
Total Businesses	7,564	13,529	20,908
Total Employees	94,377	170,156	248,693

Source: Costar 2023

TRAFFIC COUNTS

- West Fayette & Oswego St. E. —17,934
- West Fayette & S. Clinton—15,649
- Erie Blvd. W & Plum St. W —13,340

Source: Costar—2018/2022

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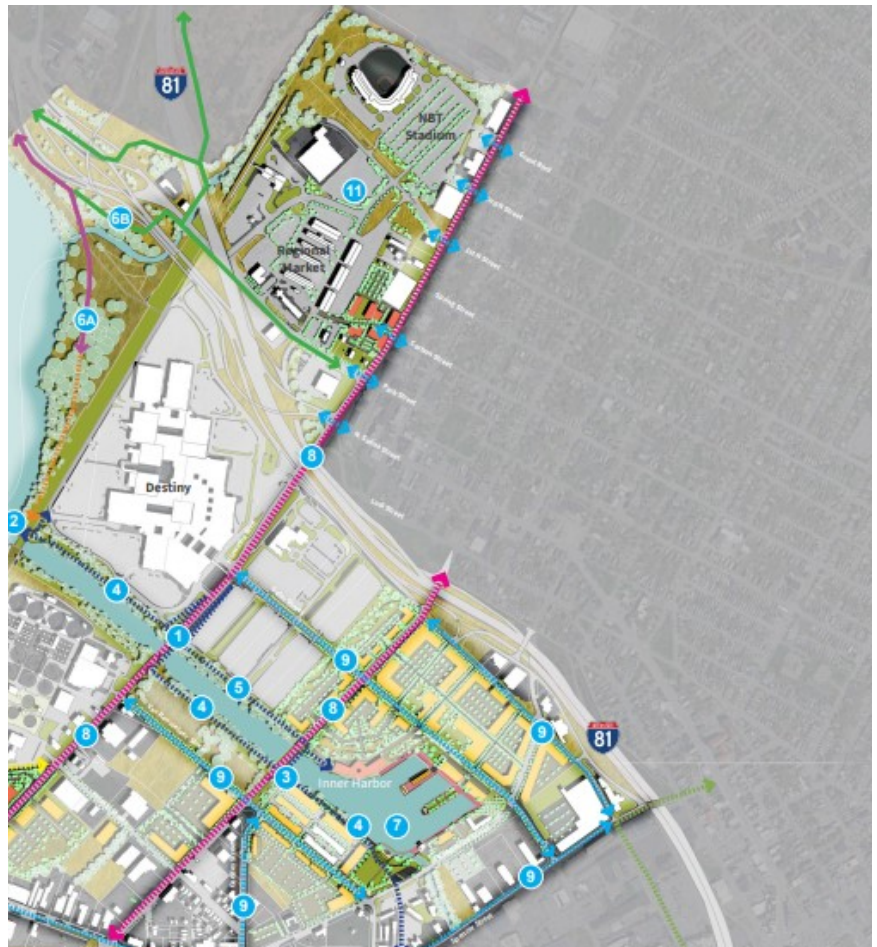
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Syracuse Local Waterfront Revitalization Program (LWP) Masterplan

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. Loop 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)



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A Walkable Community

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



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

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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

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A Growing Market

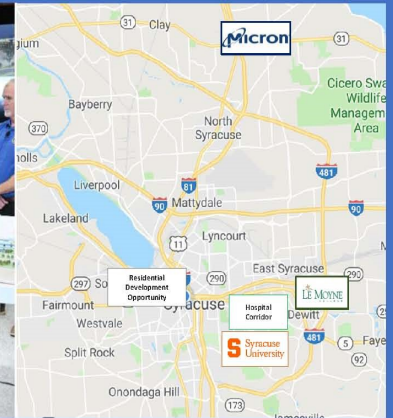
The downtown Syracuse population has grown by 40% over the last 5 years.

- \$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

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