



PROPERTY FEATURES

- Two Suites For Lease:
 - Suite 7 (1,351.8 SF)
 - Suite 6 (1,200+/-SF)
- 25 FT Ceiling
- Mezzanine Potential
- Great Curb Appeal
- Adjacent construction project set to add 24 luxury lofts, making it nearly 1,000 lofts in the Franklin Sq. Area
- Heart of Franklin Square
- Access to All Major Highways within minutes
- Easy Access for Foot and Auto traffic
- Surrounded by wealth management firms, law firms, engineers, and more.

CONTACT EXCLUSIVE AGENT(S):

Phyllip Martin

NYS Associate Broker

315.378.8788

pmartin@suttoncos.com

SUTTON REAL ESTATE COMPANY

525 Plum Street, Suite 100

Syracuse, New York 13204

315.424.1111

www.suttoncos.com



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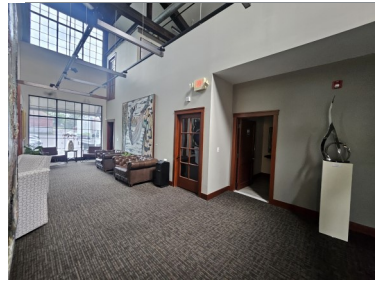
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Mezzanine Potential



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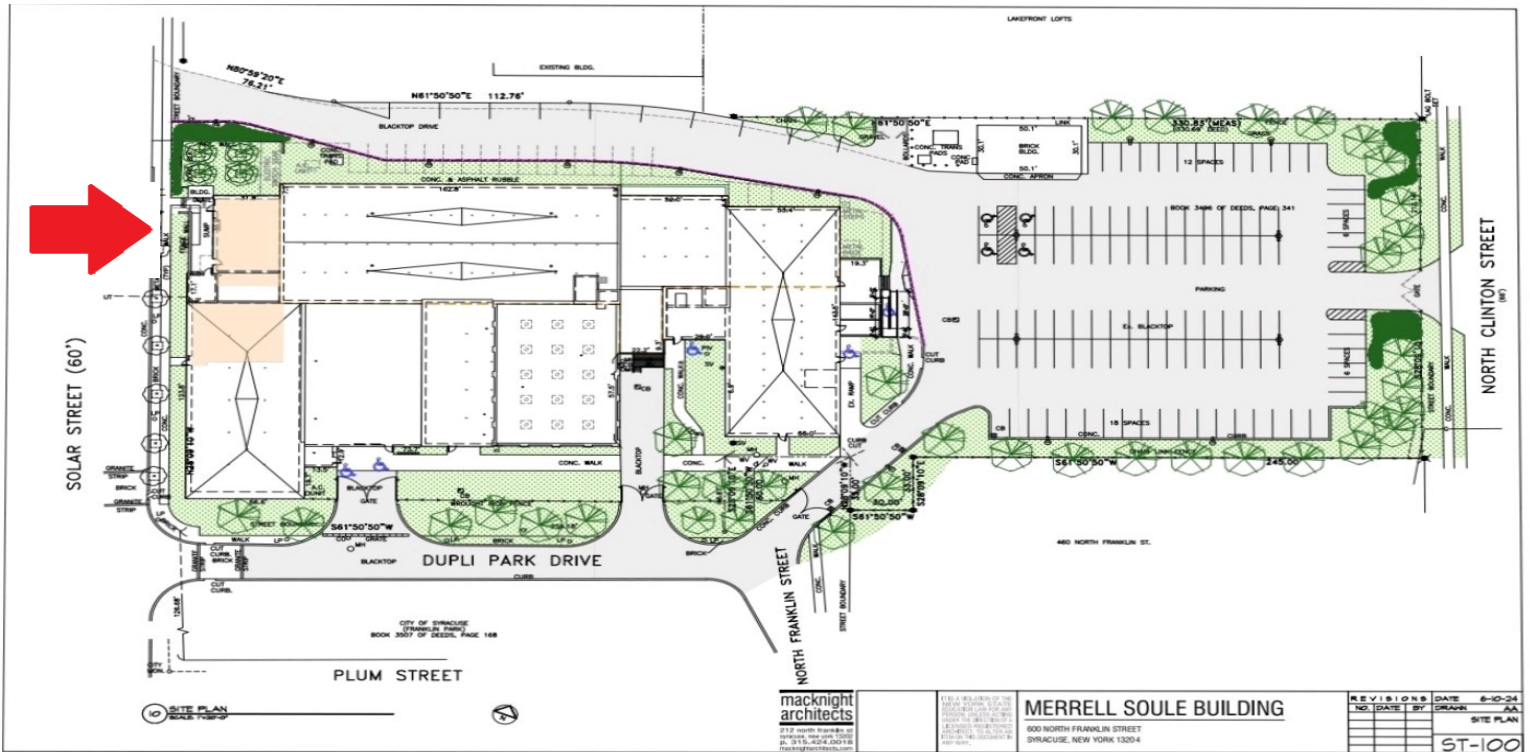
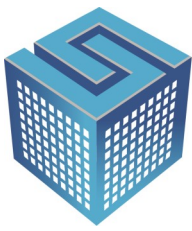
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DEMOGRAPHICS

	2 Mile	5 Mile	10 Mile
Population	78,412	235,300	390,073
Households	30,456	95,774	157,920
Average Household Income	\$49,468	\$67,200	\$80,654
Businesses	7,601	14,721	21,080

Source: <https://product.costar.com/detail/lookup/6581357/demographics>

TRAFFIC COUNTS

- Plum St. & N Franklin —828 (yr: 2019)
- Solar St. & W Division St NW —3, 400 (yr: 2020)
- Genant Dr. & W Division NW—4,325 (yr. 2022)

Source: CoStar

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CUSTOMIZE TO YOUR NEEDS!**

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