



**FOR LEASE | FLEX /RETAIL/OFFICE**

**Merrell- Soule**

600 N. Franklin St. Syracuse, NY 13204



## PROPERTY FEATURES

- 1,351.8 SQ FT
- 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](mailto:pmartin@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)

*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.*





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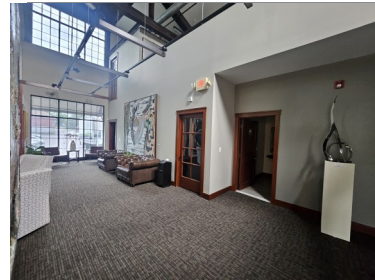
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Mezzanine Potential



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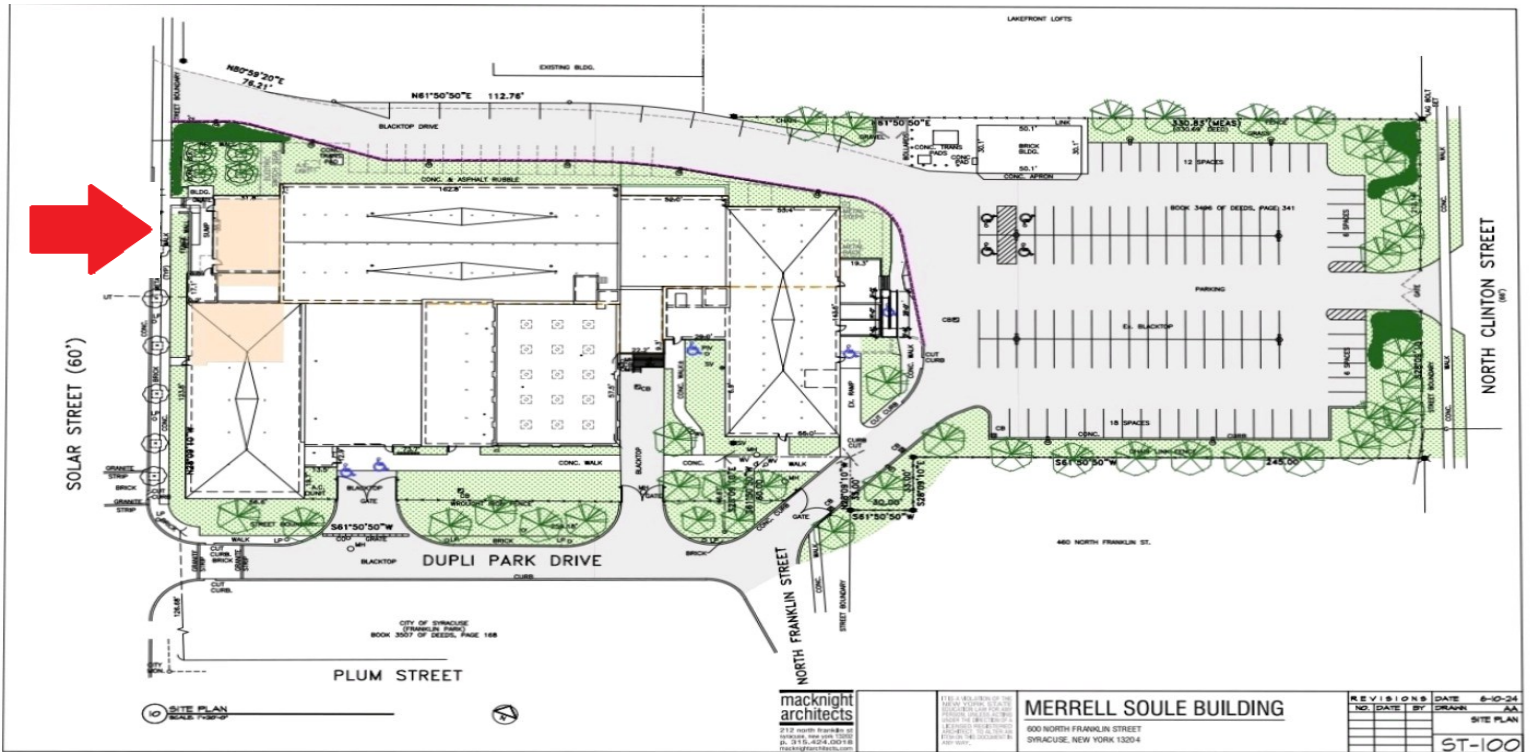
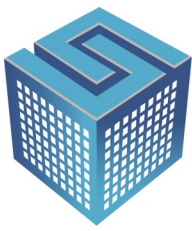
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**DEMOGRAPHICS**

	2 Mile	5 Mile	10 Mile
<b>Population</b>	78,412	235,300	390,073
<b>Households</b>	30,456	95,774	157,920
<b>Average Household Income</b>	\$49,468	\$67,200	\$80,654
<b>Businesses</b>	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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