



FOR LEASE | RETAIL SHOWROOM BILL RAPP DETAIL CENTER

3541 Burnet Ave., Syracuse, NY 13206



PROPERTY DETAILS

❖ Space Size:	9,000± SF
❖ Parking:	Approximately 20± spaces for tenant
❖ Zoning Class / Jurisdiction:	CM Commercial / City of Syracuse
❖ Signage:	Available on storefront façade / monument possible
❖ Lease Rate:	\$10.00SF Modified Gross
❖ Improvement Allowance:	Negotiable

KEY FEATURES

RARE OFFERING! Excess showroom space now available in one of Central New York’s high volume auto dealers. All glass perimeter provides plenty of natural light to wide open interior layout. Recently renovated retail building that is also suitable for office and flex space uses. Subdividing of space may be considered. *Competing automotive uses are restricted.

Prime corner location on main commuter & commerce route and situated at highway interchange. Local trade area comprised of well-established neighborhoods in close proximity to major employers and regional shopping & dining districts.

CONTACT EXCLUSIVE AGENTS:

Karen Cannata-LaRocca

Real Estate Salesperson

315.391.3409

klarocca@suttoncos.com

Laurence J. Socia, CLS

Licensed RE Associate Broker

315.345.5600

lsocia@suttoncos.com

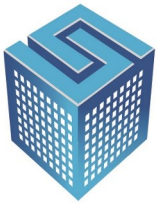
SUTTON REAL ESTATE COMPANY

525 Plum Street, Suite 101

Syracuse, New York 13204

Main 315.424.1111

www.suttoncos.com



SUTTON
REAL ESTATE COMPANY

FOR LEASE | RETAIL SHOWROOM
BILL RAPP DETAIL CENTER

3541 Burnet Ave., Syracuse, NY 13206



TOTAL BUILDING PLAN



CONTACT EXCLUSIVE AGENTS:

Karen Cannata-LaRocca

Real Estate Salesperson

315.391.3409

klarocca@suttoncos.com

Laurence J. Socia, CLS

Licensed RE Associate Broker

315.345.5600

lsocia@suttoncos.com

SUTTON REAL ESTATE COMPANY

525 Plum Street, Suite 101

Syracuse, New York 13204

Main 315.424.1111

www.suttoncos.com



FOR LEASE | RETAIL SHOWROOM
BILL RAPP DETAIL CENTER

3541 Burnet Ave., Syracuse, NY 13206



CONTACT EXCLUSIVE AGENTS:

Karen Cannata-LaRocca

Real Estate Salesperson

315.391.3409

klarocca@suttoncos.com

Laurence J. Socia, CLS

Licensed RE Associate Broker

315.345.5600

lsocia@suttoncos.com

SUTTON REAL ESTATE COMPANY

525 Plum Street, Suite 101

Syracuse, New York 13204

Main 315.424.1111

www.suttoncos.com



FOR LEASE | RETAIL SHOWROOM
BILL RAPP DETAIL CENTER

3541 Burnet Ave., Syracuse, NY 13206



CONTACT EXCLUSIVE AGENTS:

Karen Cannata-LaRocca

Real Estate Salesperson

315.391.3409

klarocca@suttoncos.com

Laurence J. Socia, CLS

Licensed RE Associate Broker

315.345.5600

lsocia@suttoncos.com

SUTTON REAL ESTATE COMPANY

525 Plum Street, Suite 101

Syracuse, New York 13204

Main 315.424.1111

www.suttoncos.com



FOR LEASE | RETAIL SHOWROOM
BILL RAPP DETAIL CENTER

3541 Burnet Ave., Syracuse, NY 13206



SHOWROOM



OFFICE AREA



STORAGE ROOM

CONTACT EXCLUSIVE AGENTS:

Karen Cannata-LaRocca
Real Estate Salesperson

315.391.3409

klarocca@suttoncos.com

Laurence J. Socia, CLS

Licensed RE Associate Broker

315.345.5600

lsocia@suttoncos.com

SUTTON REAL ESTATE COMPANY

525 Plum Street, Suite 101
Syracuse, New York 13204
Main 315.424.1111
www.suttoncos.com



FOR LEASE | RETAIL SHOWROOM
BILL RAPP DETAIL CENTER

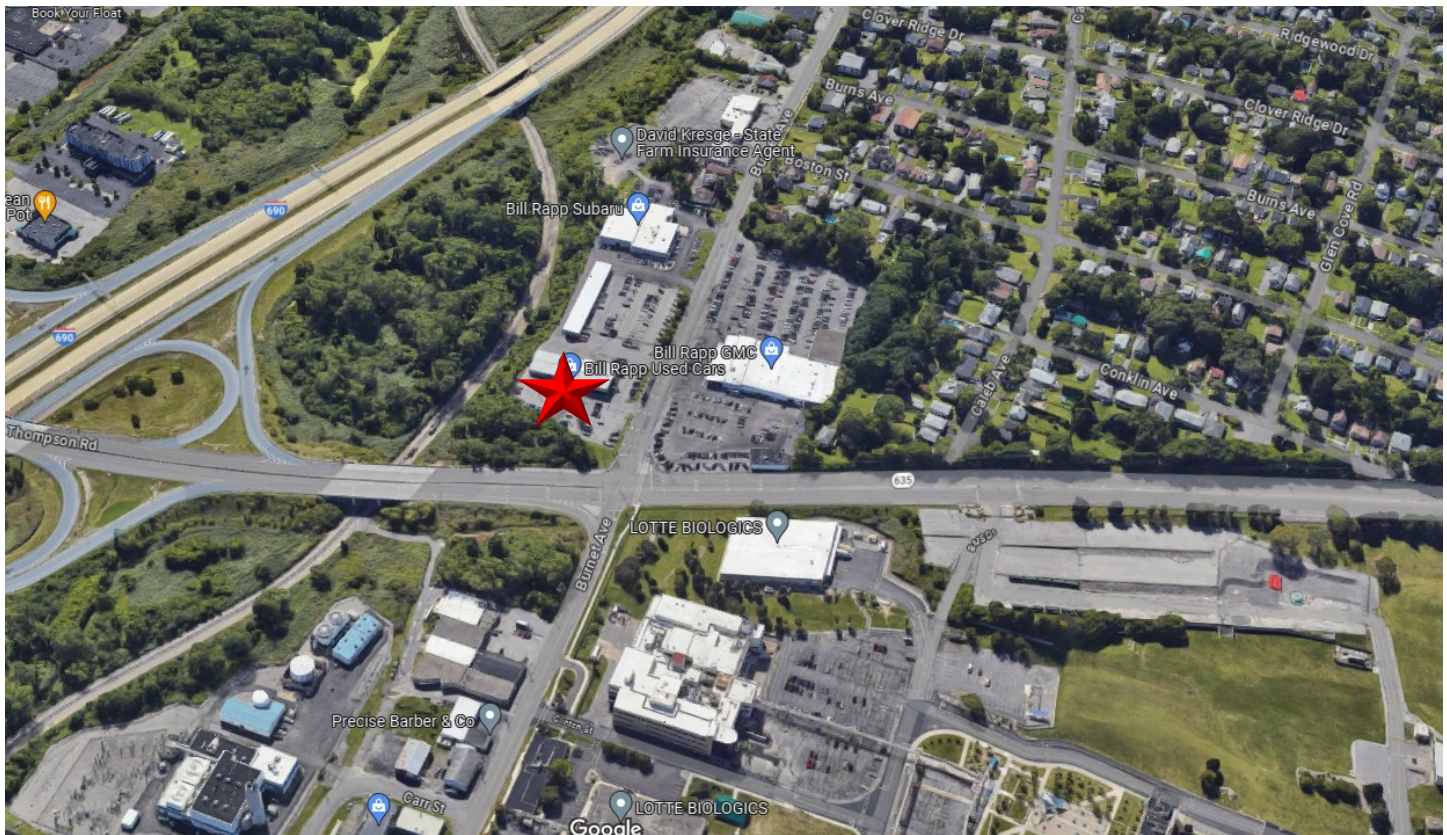
3541 Burnet Ave., Syracuse, NY 13206

DEMOGRAPHICS			
By Radius	1 Mile	2 Mile	3 Mile
Population	10,102	40,283	88,035
Households	4,631	17,021	34,344
Median HH Income	\$53,336	\$55,515	\$53,193
Businesses	671	2,694	6,538
Daytime Employees	6,320	26,908	74,426

LATITUDE	LONGITUDE
43.062190	-76.084970
TRAFFIC COUNTS	
Thompson Road at Burnet Ave	6,573 AADT
I-690 at Thompson Rd E.	21,838 AADT
Thompson Road at Glen Cove Road	18,759 AADT

SOURCE: COSTAR Report 2023

SOURCE: TDV-NYS



CONTACT EXCLUSIVE AGENTS:

Karen Cannata-LaRocca
Real Estate Salesperson
 315.391.3409
klarocca@suttoncos.com

Laurence J. Socia, CLS
Licensed RE Associate Broker
 315.345.5600
lsocia@suttoncos.com

SUTTON REAL ESTATE COMPANY

525 Plum Street, Suite 101
 Syracuse, New York 13204
 Main 315.424.1111
www.suttoncos.com

All information furnished, regarding property for sale, rental or financing is from sources deemed reliable, but no warranty or representation is made as to the accuracy thereof and same is submitted subject to errors, change of price, rental or conditions prior sale, lease or financing or withdrawal without notice