



## PROPERTY DETAILS

❖ Space Size:	9,000± SF
❖ Parking:	Approximately 20± spaces for tenant
❖ Clear Height:	8'-12'± varied to drop ceiling showroom / 12'± to bottom of joists storage
❖ Zoning Class / Jurisdiction:	CM Commercial / City of Syracuse
❖ Signage:	Available on storefront façade / monument possible
❖ Lease Rate:	\$10.00SF Modified Gross

## 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/flex space uses. Floor plan has office, 2 ADA bathrooms, & storage rooms. Subdividing of space may be considered.

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.

\* Competing automotive sales uses are restricted. \* Auto detail center to remain open for business. \*

### CONTACT EXCLUSIVE AGENTS:

Karen Cannata-LaRocca

*Real Estate Salesperson*

315.391.3409

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

Laurence J. Socia, CLS

*Licensed RE Associate Broker*

315.345.5600

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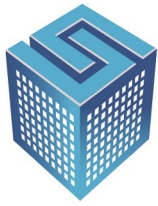
### SUTTON REAL ESTATE COMPANY

525 Plum Street, Suite 100

Syracuse, New York 13204

Main 315.424.1111

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



**SUTTON**  
REAL ESTATE COMPANY

**FOR LEASE | RETAIL SHOWROOM**

**BILL RAPP DETAIL CENTER**

3541 Burnet Avenue, Syracuse, NY 13206



**BUILDING FLOOR PLAN**

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**SHOWROOM**



**OFFICE AREA**



**STORAGE ROOM**

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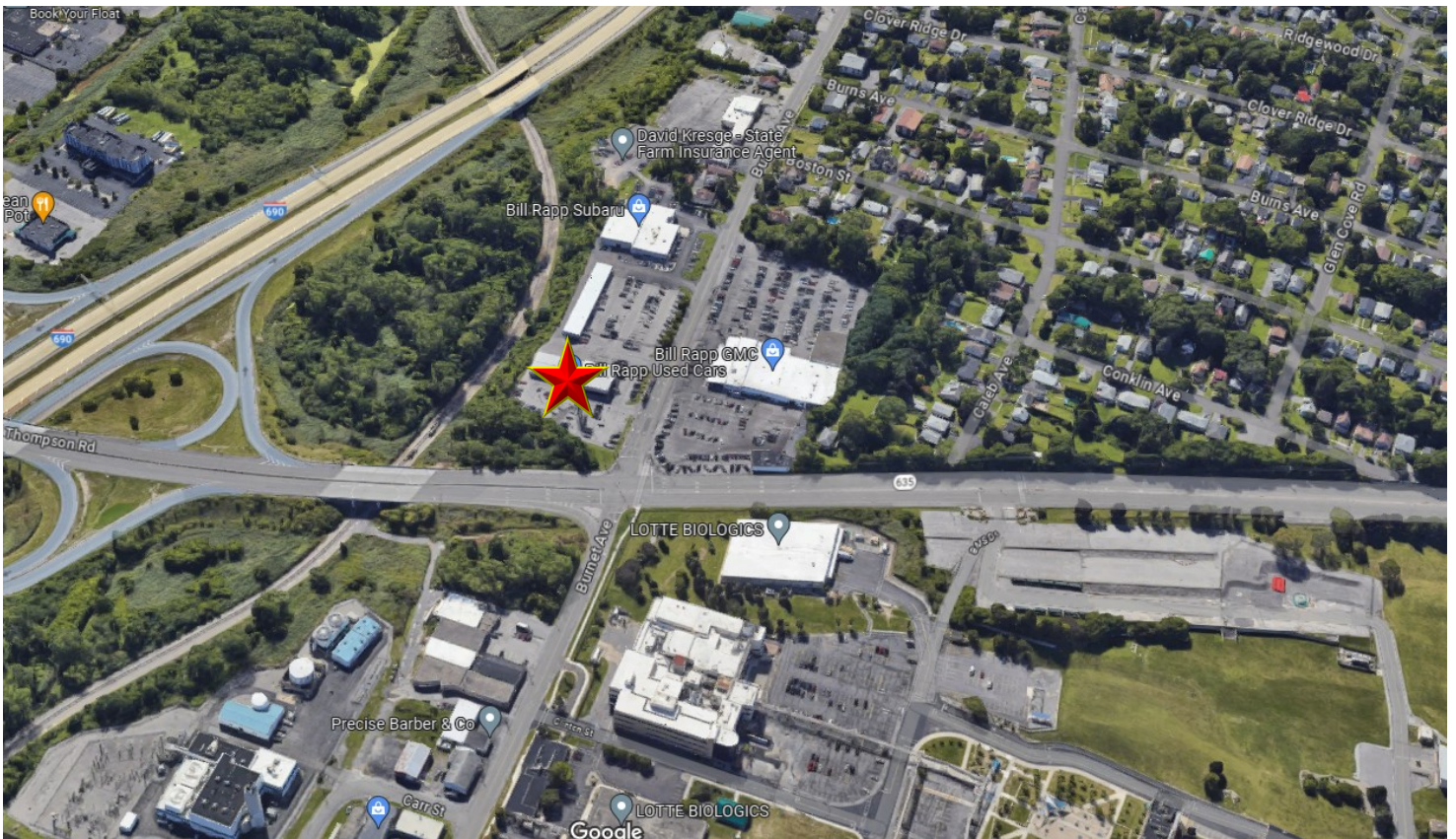
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DEMOGRAPHICS			
By Radius	1 Mile	2 Mile	3 Mile
Population	10,102	40,283	88,035
Households	4,631	17,021	34,344
Median HH Income	\$53,336	\$55,515	\$53,193
Businesses	671	2,694	6,538
Daytime Employees	6,320	26,908	74,426

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



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