



PROPERTY FEATURES

- Investment Grade Tenancy- FedEx Corporation (S&P:BBB)
- Capitalization Rate 7%
- 25 Years of Occupancy with Approximately Eight Years Remaining on NNN Lease Term
- Two – Five Year Renewal Options
- Year Built 1999 with a Complete Renovation in 2023
- 6,000 SF Building with 30 Plus Parking Spaces

CONTACT EXCLUSIVE AGENTS:

Barton K Feinberg

Licensed Associate Broker

Mobile 315.447.8668

bfeinberg@suttoncos.com

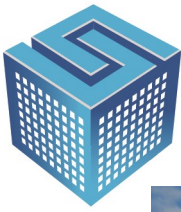
SUTTON REAL ESTATE COMPANY

525 Plum Street, Suite 100

Syracuse, New York 13204

315.424.1111

www.suttoncos.com



SUTTON
REAL ESTATE COMPANY

FOR SALE, INVESTMENT

3125 Erie Blvd. E., DeWitt, NY 13214



CONTACT EXCLUSIVE AGENTS:

Barton K Feinberg

Licensed Associate Broker

Mobile 315.447.8668

bfeinberg@suttoncos.com

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.



CONTACT EXCLUSIVE AGENTS:

Barton K Feinberg

Licensed Associate Broker

Mobile 315.447.8668

bfeinberg@suttoncos.com

SUTTON REAL ESTATE COMPANY

525 Plum Street, Suite 100

Syracuse, New York 13204

315.424.1111

www.suttoncos.com



DEMOGRAPHICS

	2 Mile	5 Mile	10 Mile
Population	35,085	185,708	372,508
2023 Households	15,015	73,953	150,708
Average Income	\$74,181	\$66,883	\$80,698
Day Time Employees	25,456	169,799	242,678
Business	2,304	13,604	20,417

Source: ERSI 2023

TRAFFIC COUNTS

- Erie Blvd Thompson to Bridge Street —18,430
- Thompson Rd & I-690 —21,237

Source: AADT NYS DOT 2022

CONTACT EXCLUSIVE AGENTS:

Barton K Feinberg
 Licensed Associate Broker
 Mobile 315.447.8668
bfeinberg@suttoncos.com

SUTTON REAL ESTATE COMPANY

525 Plum Street, Suite 100
 Syracuse, New York 13204
 315.424.1111
www.suttoncos.com