



FOR LEASE | RETAIL & RESTAURANT

CITY CENTER

400 S. Salina Street, Syracuse, NY 13202



RETAIL FEATURES

- ❑ On-site parking garage with 700± spaces and 24/7 security
- ❑ 236,247± SF mixed-use building covering entire 2.2± acre city block
- ❑ Street level retail & restaurant leasing opportunities are:
 - ◇ 8,005± SF - frontage on S. Salina St. and courtyard - dividable to 1,700± SF
 - ◇ 19,009± SF - frontage on courtyard, Jefferson St. and S. Clinton St. - dividable to 3,800± SF
 - ◇ Class A offices suites available on upper floors from 2,230± SF to 15,532± SF
- ❑ Full height storefront glass on all sides allows for maximum exposure & natural light
- ❑ 4-story courtyard ideal for outdoor dining and nightlife activities
- ❑ Signage available on building, storefronts, wayfinders, & tenant directories
- ❑ Tenants: CXtec, Hayner Hoyt Corp., Huntington Ingalls, Redhouse Arts Center, & Tompkins Bank

CONTACT EXCLUSIVE AGENT:



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SUTTON REAL ESTATE COMPANY

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PROPERTY NARRATIVE

City Center is the premier retail and office building strategically situated in the heart of historic Downtown Syracuse. It offers an exceptional opportunity for companies seeking a marquee location for their business in one of Upstate New York's most vibrant urban centers.

This prominent mid-town location enjoys excellent accessibility, visibility, and walkability. City Center is conveniently surrounded by a wide variety of restaurants, unique shops, arts & theatre, multicultural attractions, music & sports venues, hotels, & government offices. The building overlooks Armory Square District.

Built in 1900 then redeveloped in 2020 by the Hayner Hoyt Corporation, City Center offers a revitalized historic charm blended with modern amenities and functionality. This Syracuse landmark with its distinctive illuminated facade, 4-story open courtyard, and second floor wraparound balcony creates a very dynamic destination location. Ideal for retail, restaurant, entertainment, and service providers.

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Syracuse, NY 13202

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1st FLOOR SPACE PLAN
CC-A1

FIRST FLOOR LEASE PLAN @ CITY CENTER

STREET LEVEL RETAIL & RESTAURANT OPTIONS

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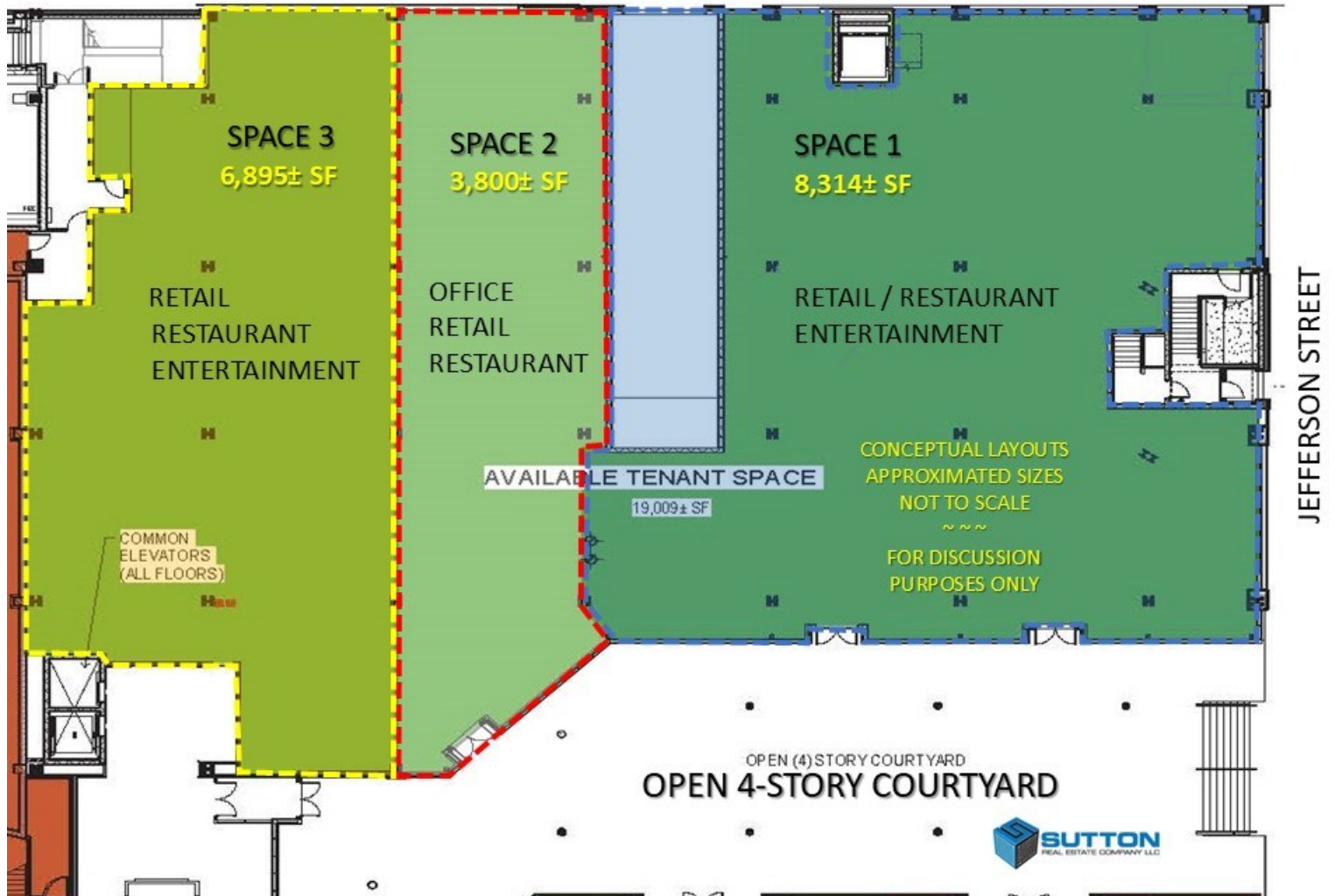
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N. CLINTON STREET



CONCEPTUAL LEASE PLAN @ CITY CENTER

COURTYARD RETAIL & RESTAURANT OPTIONS

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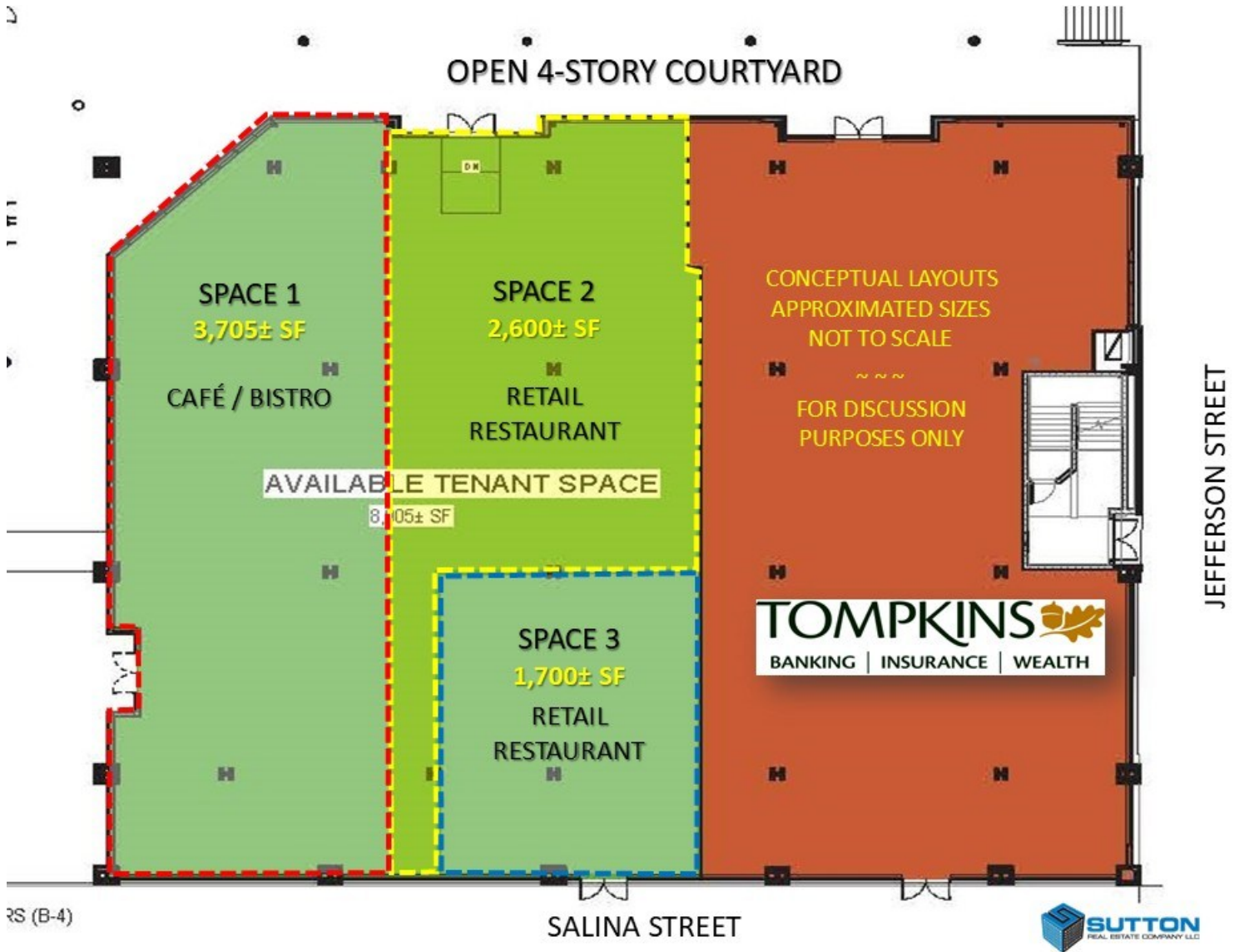
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CONCEPTUAL LEASE PLAN @ CITY CENTER

STREET LEVEL RETAIL & RESTAURANT OPTIONS

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LATITUDE	LONGITUDE
43°02'28.32" North	76°08'33.00" West

DEMOGRAPHICS		
By Radius	1 Mile	3 Mile
Population	24,246	148,479
Households	11,692	59,745
Businesses	6,159	10,447
Daytime Employees	74,285	129,862

SOURCE: COSTAR Report 2024

TRAFFIC COUNTS	
S. Salina Street @ E. Jefferson St.	11,451 AADT
W. Jefferson Street @ S. Clinton Street	3,839 AADT
S. Clinton Street	3,072 AADT

SOURCE: COSTAR Report 2024 (counts taken 2022)

WALK SCORE ®	BIKE SCORE ®
Walker's Paradise (91)	Very Bikeable (77)

SOURCE: COSTAR Report 2024



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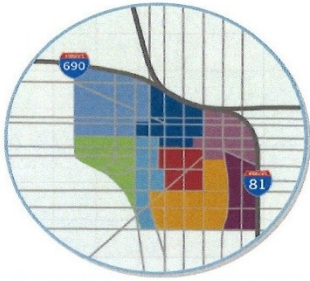
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DOWNTOWN SYRACUSE 2023

82-Block District in the Heart of Syracuse

Downtown Population - 4,520 residents

Average Annual Downtown Population Growth - 6%

Census Tract 32 | Zip Code 13202

INVESTMENT

\$1 Billion District

- \$870 million completed between 2010-2023

- \$250 million currently underway



RETAIL

- More than 240 street-level businesses downtown
- ▶ 90 Restaurants
- ▶ 50 Retailers
- ▶ 100 Service-based
- Average 25 new retail businesses annually

DOWNTOWN

Median Age 30.9

54.8% Bachelor's Deg. or higher

Median Value Owner-Occupied Housing \$262,800

15.3% Foreign Born

ONONDAGA COUNTY

Median Age 39.6

36.5% Bachelor's Deg. or higher

Median Value Owner-Occupied Housing \$154,100

7.8% Foreign Born

Source: American Community Survey 2021, 5-year data

DOWNTOWN'S MAJOR EMPLOYMENT SECTORS

- Government
- Law
- Technology
- Defense
- Finance
- Insurance
- Design & Construction
- Hospitality



- 18,000+ Parking spaces
- Bike trails: Onondaga Creekwalk, Empire State Trail, bike lanes



- 500+ Hotel rooms
- 4 Museums & multiple theaters welcome
- 787,000 visitors annually

LARGEST EMPLOYERS LOCATED WITHIN .5 MILES OF DOWNTOWN

- SUNY Upstate Medical Center - 11,298
- St. Joseph's Health - 4,800
- Syracuse University - 4,749
- Crouse Health - 3,200
- National Grid - 3,092
- Syracuse VA Medical Center - 1,654

www.DowntownSyracuse.com

TRAFFIC GENERATORS



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