



FOR LEASE | RETAIL & RESTAURANT

CITY CENTER

400 S. Salina Street, Syracuse, NY 13202



RETAIL FEATURES

- ❑ Full height storefront glass on all sides allows for maximum exposure & natural light
- ❑ Street level retail & restaurant leasing opportunities are:
 - ◇ 8,005± SF subdividable - frontage on S. Salina St. and courtyard
 - ◇ 8,467± SF subdividable - frontage on courtyard, Jefferson St. and S. Clinton St.
- ❑ 4-story courtyard ideal for outdoor seating and nightlife activities
- ❑ On-site parking garage with 750± spaces and 24/7 security
- ❑ Tenant signage available on building, storefronts, wayfinders, & internal directories
- ❑ Walk Score® - Walker's Paradise (91) | Transit Score® - Good Transit (60)
- ❑ Nearby: Civic Center, Everson Museum, Landmark Theatre, MOST, OnCenter, & Salt City Market

CONTACT EXCLUSIVE AGENT:



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

SUTTON REAL ESTATE COMPANY

525 Plum Street, Suite 100
Syracuse, New York 13204
Main 315.424.1111
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CITY CENTER
400 S. Salina Street
Syracuse, NY 13202

Schopfer Architects LLP
1111 JAMES ST.
SYRACUSE, NY 13203
PAX 315-474-1923

FIRST FLOOR LEASE PLAN @ CITY CENTER

STREET LEVEL RETAIL & RESTAURANT OPTIONS

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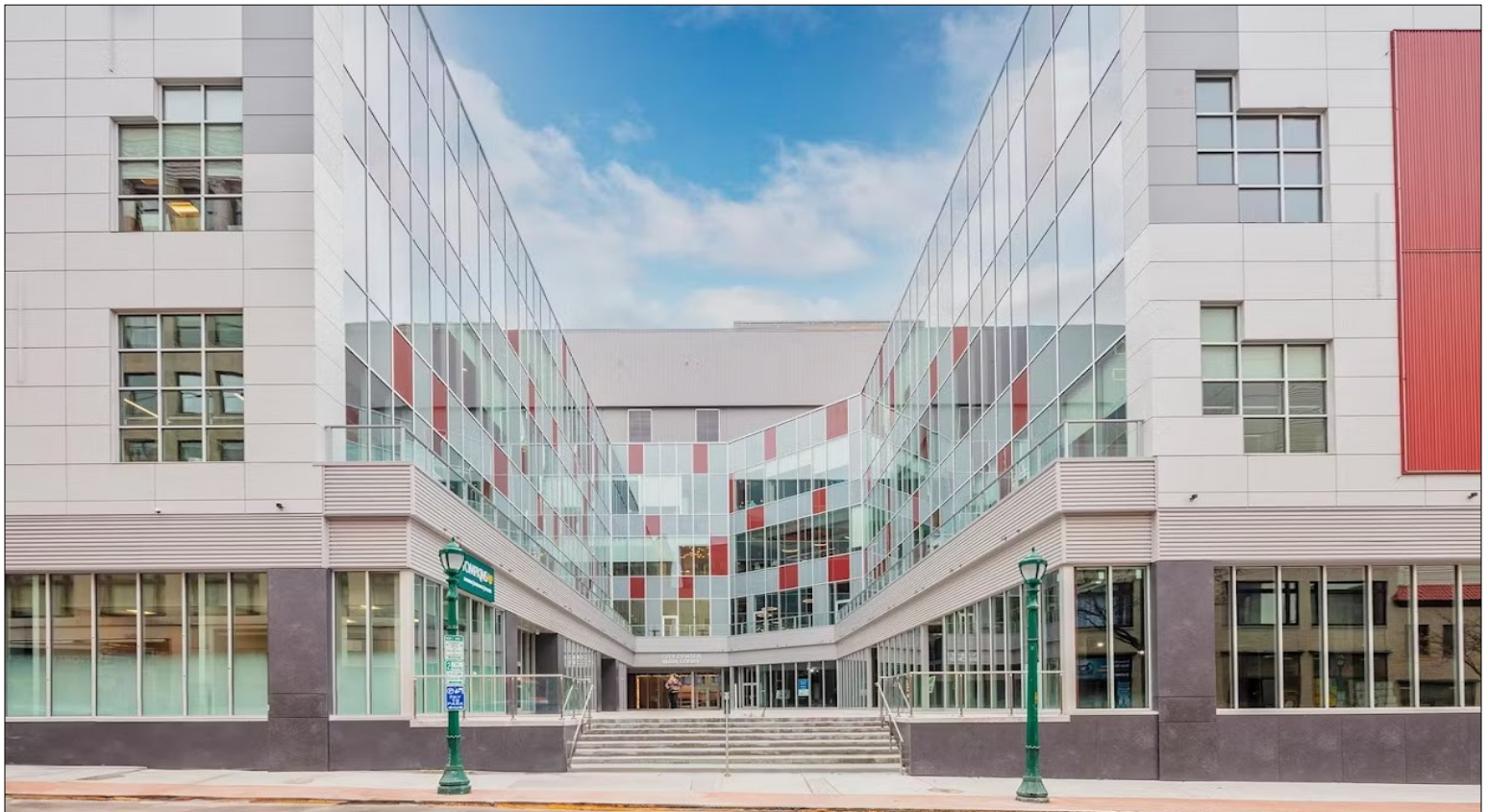




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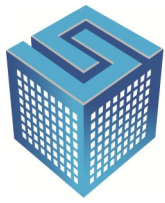
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CITY CENTER 400 S. Salina Street, Syracuse, NY 13202
Schopfer Architects LLP 1111 JAMES ST. SYRACUSE, NY 13203 PH: 315.424.1000 FAX: 315.424.1002
1st Floor Master Plan MST1.1

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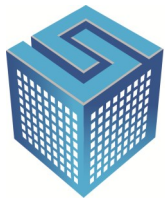
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CITY CENTER

400 S. Salina Street, Syracuse, NY 13202



CONCEPTUAL LEASE PLAN @ CITY CENTER

COURTYARD RETAIL & RESTAURANT OPTIONS

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CITY CENTER

5i
FIVE IRON GOLF

LOBBY

OPEN (4) STORY COURTYARD

OUTDOOR SEATING 611 SF

RESTAURANT
4,000 ± SF

4,000± SF

AVAILABLE SPACE
1,978± SF

AVAILABLE SPACE
2,035± SF

1,978± SF

2,035± SF

5,640± SF

redhouse

TOMPKINS
BANKING | INSURANCE | WEALTH

COMMON ELEVATORS (B-4)

CONCEPTUAL SUBDIVIDE CONFIGURATION
ALTERNATE LAYOUTS & SIZES POSSIBLE
8,005± SF TOTAL

 Schopfer Architects LLP 1111 JAMES ST. 315 - 474 - 6501 FAX 315 - 474 - 1922 SYRACUSE, NY 13203																																			
Drawn By: RAC Scale: 1/4" = 1'-0" Date: 5/14/25 Checked By: DAS Scale: 1/4" = 1'-0" AS NOTED																																			
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THE
HAYNER
HOYT
CORPORATION

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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

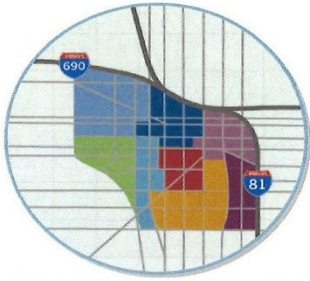
SOURCE: COSTAR Report 2024 (counts taken 2022)

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

SOURCE: COSTAR Report 2024



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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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PROPERTY NARRATIVE

City Center is strategically situated in the heart of historic Downtown Syracuse. The 236,247± SF Class A mixed-use property offers an exceptional opportunity for companies seeking a marquee location for their business in one of Upstate New York's most vibrant urban and cultural 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 1920 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 site for retail, restaurant, entertainment, and service providers.

Tenants are CXtec, Hayner Hoyt Corp., Huntington Ingalls, Redhouse Arts Center, and Tompkins Bank.

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