



# FOR LEASE | RETAIL & RESTAURANT CITY CENTER

400 S. Salina Street, Syracuse, NY 13202



## PROPERTY NARRATIVE

City Center is the premier office and retail 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 visibility, accessibility, and walkability. City Center is conveniently surrounded by a wide variety of restaurants, unique shops, arts & theatre, multicultural attractions, music & sports venues, hotels, churches, and government offices. The building overlooks Armory Square District.

Built in 1900 then redeveloped in 2020, City Center offers a revitalized historic charm blended with modern amenities and functionality. Its distinctive illuminated facade, 4-story open courtyard, and wraparound balcony make it the new and notable 'go to' Syracuse landmark.

### CONTACT EXCLUSIVE AGENT:



Laurence J. Socia, CLS  
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### SUTTON REAL ESTATE COMPANY

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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





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## KEY FEATURES

- ❑ On-site parking garage with 700± spaces and 24 hour security coverage
- ❑ 236,247± SF building situated on 2.2± acre city block fronting on 3 main streets
- ❑ Major tenants: CXtec, Huntington Ingalls, Hayner Hoyt Cons., Redhouse Arts Center, and Tompkins Bank
- ❑ Ground floor retail and restaurant leasing options range from 1,700± SF up to 19,009± SF:
  - ◇ 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 3,600± SF
- ❑ Retail spaces have full height glass storefronts with exposure to 3 busy city streets & the open courtyard
- ❑ Nearby traffic generators: MOST Museum, Landmark Theatre, OnCenter, Salt City Market, Everson Museum

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## FIRST FLOOR LEASE PLAN @ CITY CENTER

### STREET LEVEL RETAIL & RESTAURANT OPTIONS

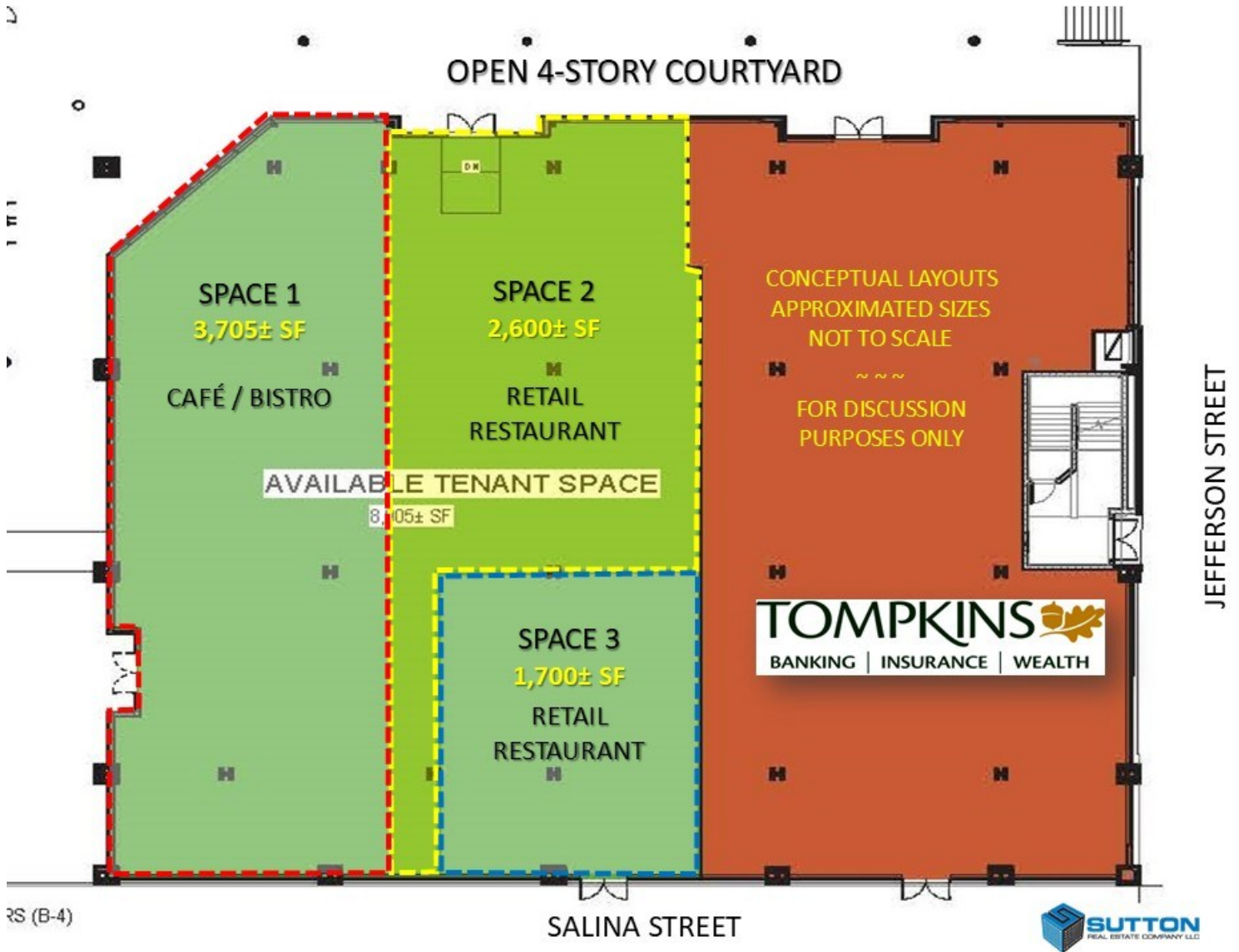
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## CONCEPTUAL LEASE PLAN @ CITY CENTER

### STREET LEVEL RETAIL & RESTAURANT OPTIONS

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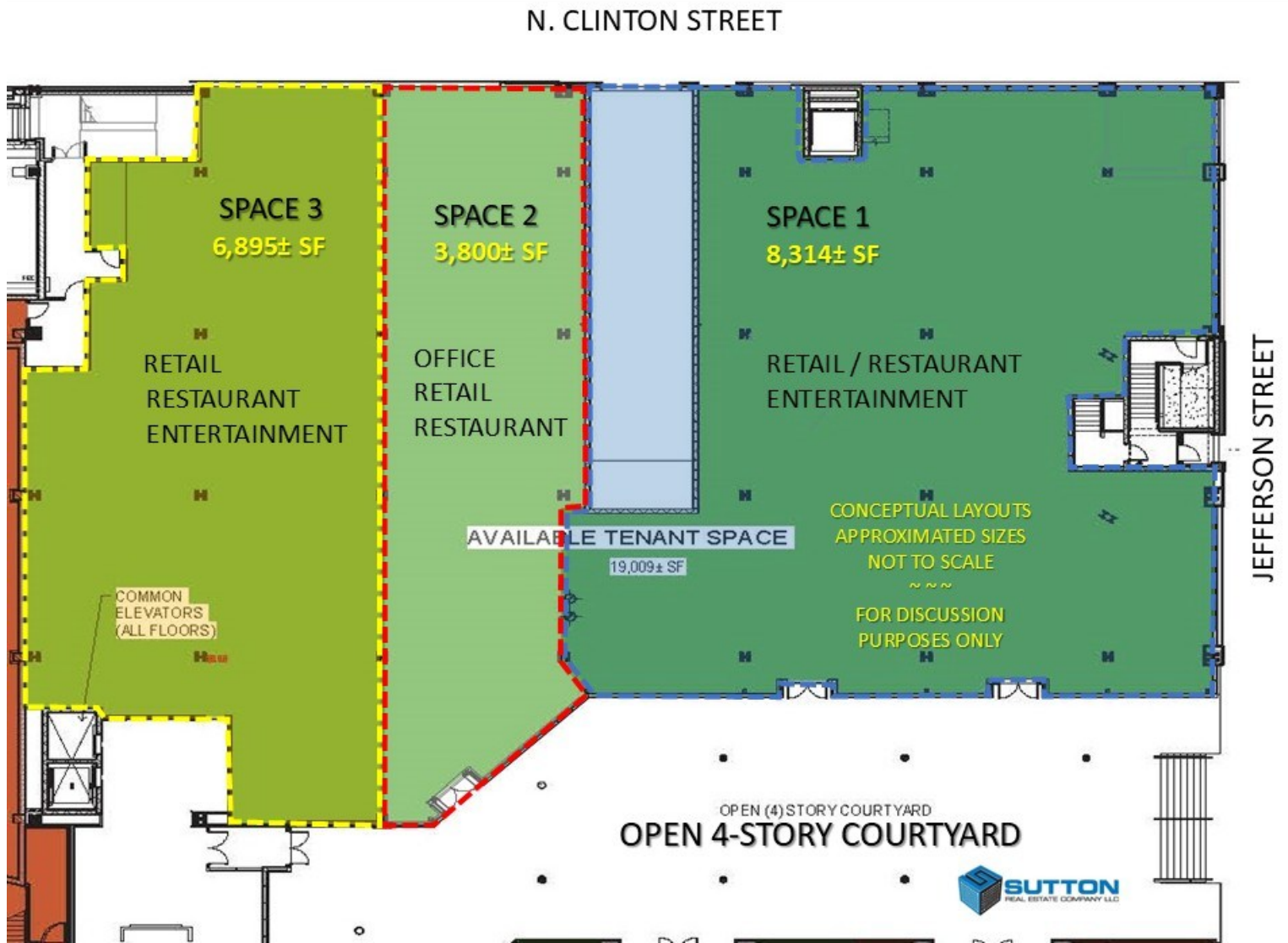


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## CONCEPTUAL LEASE PLAN @ CITY CENTER COURTYARD RETAIL & RESTAURANT OPTIONS

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

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

DEMOGRAPHICS		
By Radius	1 Mile	3 Mile
Population	24,246	148,479
Households	11,692	59,745
Businesses	6,159	2,694
Daytime Employees	74,285	26,908

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

SOURCE: COSTAR Report 2024

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## Downtown Syracuse Resident Snapshot



Totals	2,714 Housing Units	4,300 Residents	99% Occupancy Rate
Age*	27.7 Median Age		81% Under Age 45
Diversity*	43% Non-White	20% Multi-lingual	18% Foreign-Born
Education*	56% Hold a Bachelor's Degree or Higher		46% Are Currently Students
Income*	\$59,122 Median Annual Income	26% Earn >\$75K/Year	18% Earn >\$100K/Year
Mobility*	48% Walk or Ride Public Transportation to Work		35% Do Not Own a Car

\*2015-2019 American Community Survey data from Census Tract 32, Onondaga County, New York.

### NEARBY TRAFFIC GENERATORS



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