



FOR LEASE OR SALE  FREESTANDING RETAIL

Former Drugstore

2616 Brewerton Road, Mattydale, NY 13211



SUTTON REAL ESTATE COMPANY

525 Plum Street, Suite 100
Syracuse, NY 13204
www.suttoncos.com
Main: 315.424.1111

CONTACT EXCLUSIVE AGENT:

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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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PROPERTY HIGHLIGHTS

- ❖ 10,908±sf building with prominent 26' pylon sign
- ❖ Single story masonry construction built 1998
- ❖ Interior height to deck is 22' 4" / to ceiling grid is 13'±
- ❖ Rear 864±sf mezzanine storage area with conveyor belt
- ❖ Situated on 1.79± acre parcel with 68 car parking
- ❖ Lease rate \$15sf N-N-N / Sale price \$2.8M
- ❖ Zoned C-2 Highway Commercial / Town of Salina

KEY FEATURES

- ✓ High visibility retail site on a hard corner at traffic signal near the Interstate 81 interchange and Thruway 90.
- ✓ Well-established population of 194,771 with \$60,466 median HH income reside within 5-mile radius. 2025 traffic count is 20,158 AADT past the subject property.
- ✓ Half mile from Syracuse Hancock International Airport & Air National Guard Base. Regional trade area with many shopping centers and well-known retailers & restaurants. Several office parks are nearby. Micron opening in 2028!
- ✓ Ideal multi-tenant redevelopment site for investor.



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DEMOGRAPHICS

By Radius	3 Mile	5 Mile	10 Mile
Population	76,708	194,771	398,374
Households	32,950	82,023	163,684
Businesses	4,291	16,003	23,556
Daytime Employees	46,999	176,218	247,361
Median Age	39.9	37.1	39.4
Median HH Income	\$62,762	\$60,466	\$72,004

Source: CoStar Report 2026

TRAFFIC

Roadway	Volume Count
Brewerton Road (NY Rt 11)	20,158 AADT
Malden Road at NY Rt 11	7,194 AADT
I-81 at NY Rt 11 at Airport Rd	55,145 AADT

Source: NYSDOT 2026



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