

FOR SALE

Former Sears Roebuck Co.

1300 S. Salina St., Syracuse, New York 13202



Historic 112,000± SF Former Sears Roebuck Co.

Property Highlights

- Historic, 112,000± SF (including basement), three story building situated on 3.2± acres in the up-and-coming Southwest neighborhood of Syracuse
- Property situated within new federal [Opportunity Zone](#) community development program
- Property may qualify for historic tax credits with redevelopment
- Excellent opportunity for conversion to mixed-use including apartments on upper floors and retail/office on the ground floor or light manufacturing/storage
- Over \$70 million invested in the neighborhood including JMA Wireless headquarters (\$52 M) and Syracuse Community Health Center (\$22.5 M)
- Salina 1st, a \$15 million, 52,000 SF commercial development which is scheduled to be complete by 2024, is less than 1000' from the subject property
- JMA Wireless planning a \$24 M, 100,000± SF logistics center within a half mile of site
- Ingress/egress on South Salina Street with easement access to Cortland Ave. from the rear of the property
- Large parking area with room for additional expansion
- Two adjacent parcels may also be available for sale



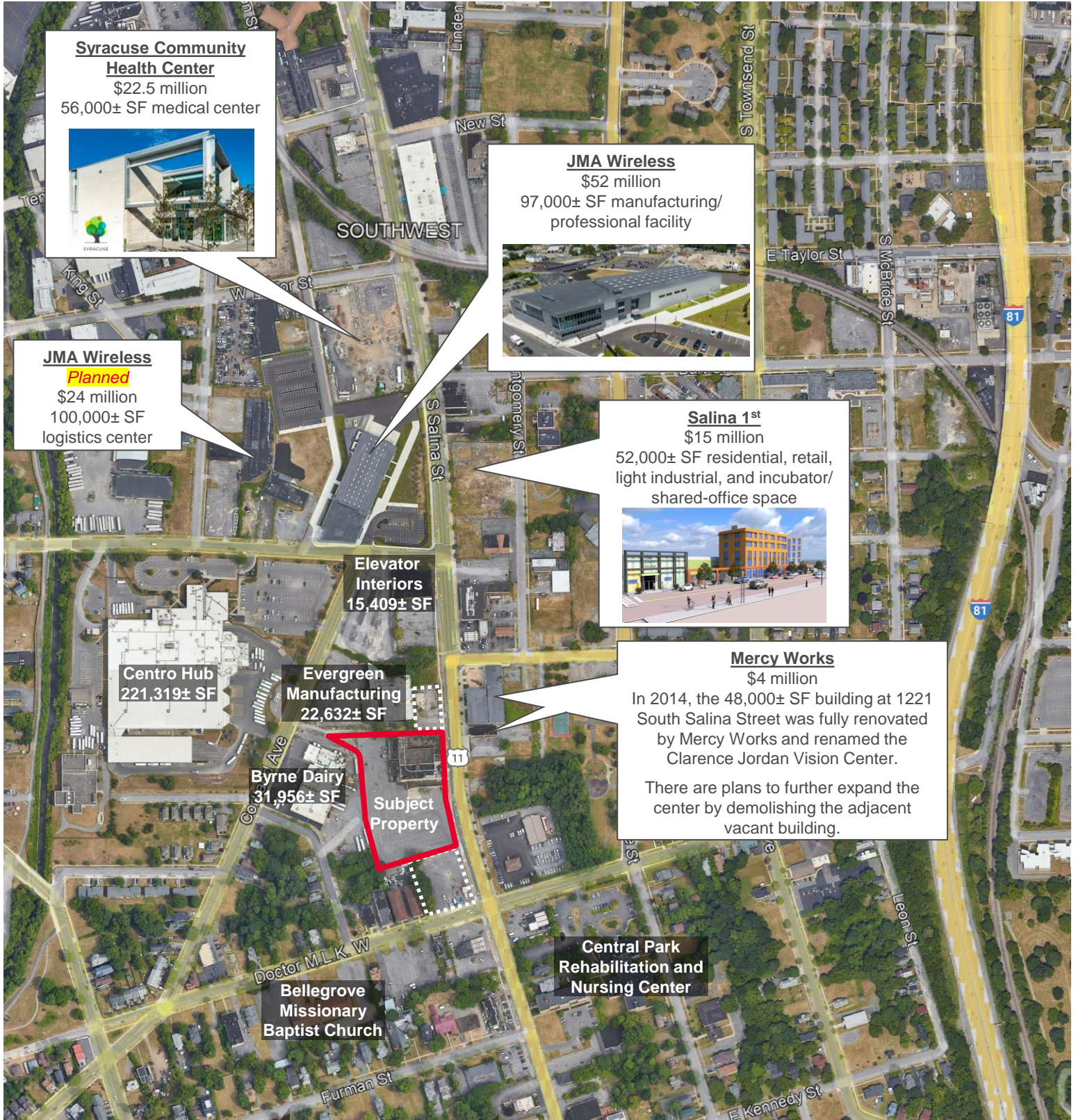
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Approximate plot lines, subject to verification of survey

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The property located at 1300 South Salina Street, formerly known as the Sears, Roebuck and Company store, is a three-story brick and limestone Art Deco-style building.

Built in 1929, the store is designed with a center entrance bay and five storefront bays across the front elevation flanking the central tower with three to the north and two to the west, articulated by pilasters with zigzag capitals. Pilasters and parapets are rendered with step-backs characteristic of the Art Deco style. The upper stories of each bay are divided by smaller pilaster and recessed spandrels and windows.

The entrance bay rises upward to form a five-story tower which serves to provide a vertical emphasis to the design. At the base of the tower is a drive-in delivery bay, above which is inscribed "Sears S. Roebuck and Company" in a serif font. Copper light sconces are set in each side of the bay.

The store at 1300 South Salina Street historically represented a significant retail establishment for this national merchandising company in the region and survives today as a rare example of its type in CNY.



Sears store on S. Salina Street in Syracuse, as seen in the 1930s (Photo provided by Onondaga County Historical Society, from CNYCentral)



The Sears Roebuck department store on S. Salina St. in Syracuse in the 1940s. (Source: The Post Standard)



Photo: Samuel Gruber July 2014

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