

FOR SALE OR LEASE

Hiawatha Boulevard West Syracuse, New York 13204



10.89± Acres for Development

Property Highlights

- 10.89± acres available approximately ½ mile from Destiny USA
- NEW \$85 million dollar Aquarium starting construction late 2024/early 2025 just under 2 miles away
- Easy access to I-81 and I-690
- Very close proximity to Inner Harbor, a \$350 million development project
 - 150,000± SF of street level retail and restaurants,
 - 130,000± SF of office space surrounding the harbor
- Just minutes from Franklin Square and Downtown Syracuse
- Prime development location
- Great site for retailers who desire a freestanding building with the benefits of the traffic generated by the nearby shopping center

Traffic Counts

| | |
|---------------|-------------|
| Hiawatha Blvd | 26,596 AADT |
| I-690 | 63,406 AADT |
| I-81 | 84,848 AADT |

Source: NYS DOT 2019



Contact

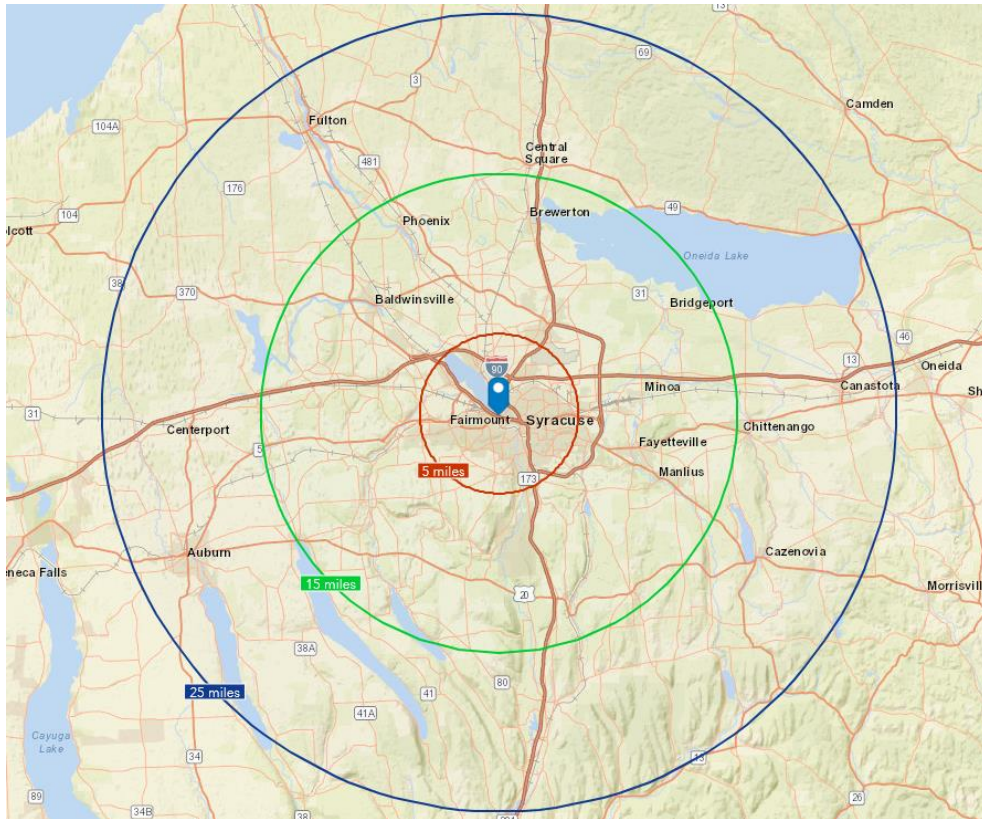
ELAINA PIRRO
Associate Real Estate Broker
+1 315 445 8520
epirro@pyramidbrokerage.com

JOHN L. CLARK, SIOR, CRE
President, Real Estate Broker
+1 315 445 8509
jclark@pyramidbrokerage.com

5845 Widewaters Pkwy, Suite 200
East Syracuse, New York 13057
+1 315 445 1030
pyramidbrokerage.com

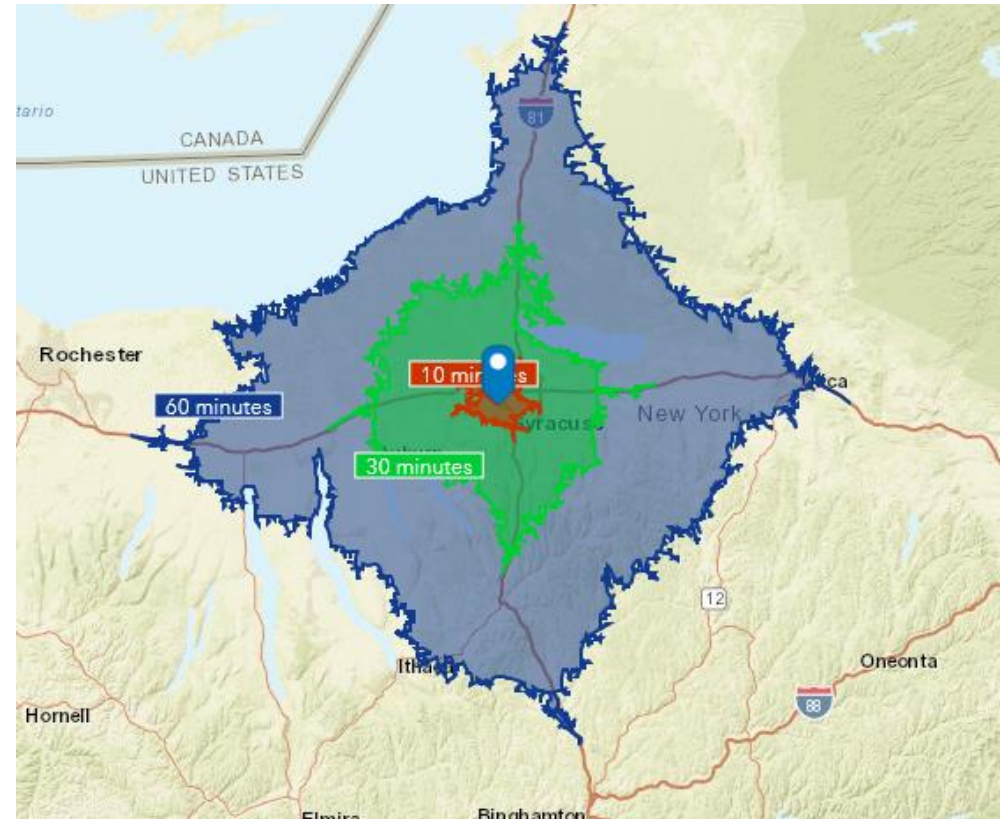
FOR SALE OR LEASE

Hiawatha Blvd W | Syracuse, New York



| Demographic | 5 Miles | 15 Miles | 25 Miles |
|---------------------|----------|----------|----------|
| Population | 233,149 | 475,658 | 620,384 |
| Households | 95,920 | 196,305 | 256,501 |
| Average H.H. Income | \$72,577 | \$94,764 | \$94,319 |
| Daytime Employees | 147,141 | 249,493 | 304,128 |

Source: ESRI Business Analyst 2022



| Demographic | 10 Minutes | 30 Minutes | 60 Minutes |
|---------------------|------------|------------|------------|
| Population | 185,084 | 522,672 | 1,011,978 |
| Households | 77,301 | 215,773 | 414,598 |
| Average H.H. Income | \$67,515 | \$94,619 | \$90,789 |
| Daytime Employees | 124,825 | 269,098 | 496,139 |

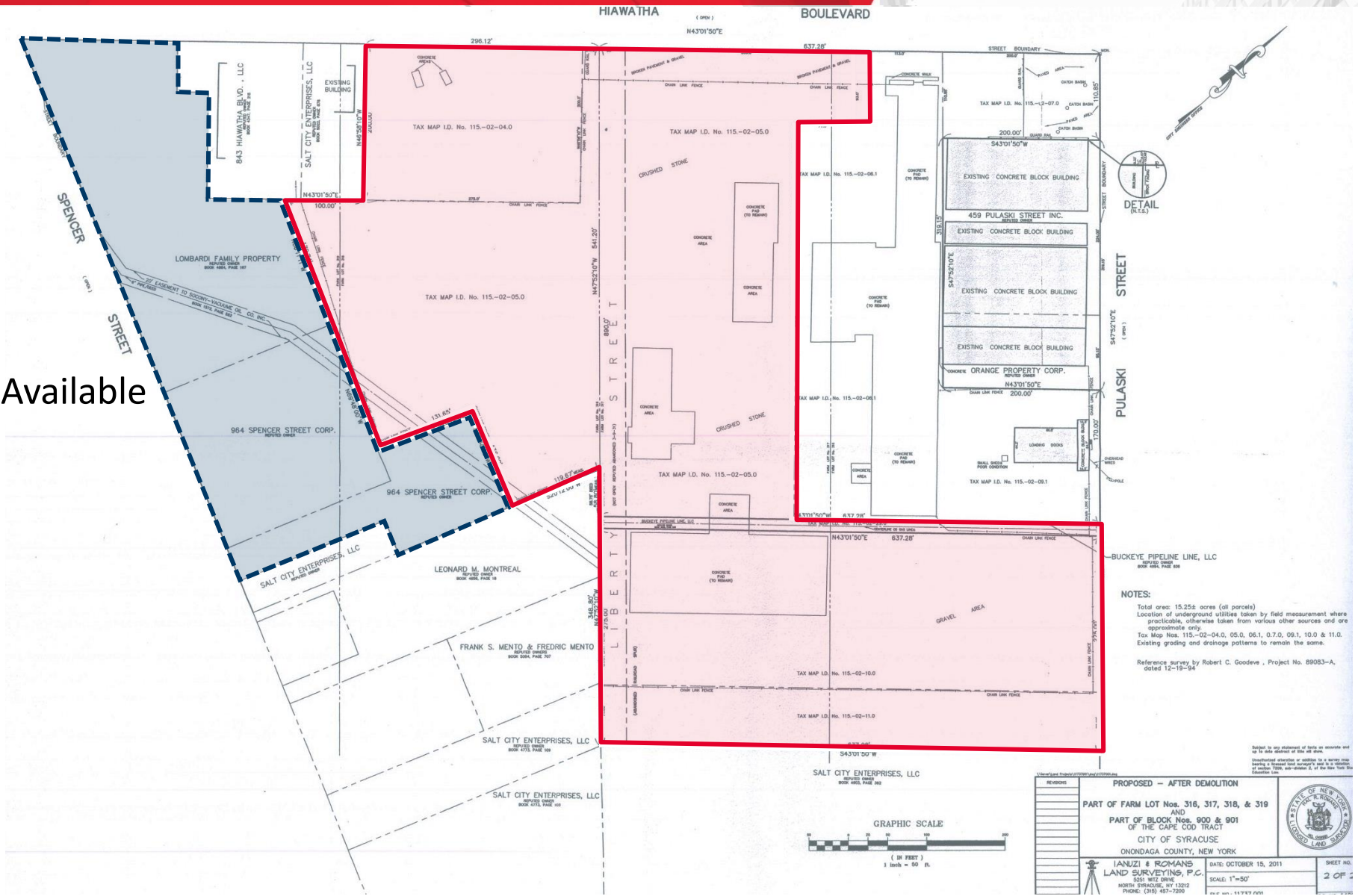
Source: ESRI Business Analyst 2022

FOR SALE OR LEASE

Hiawatha Blvd W | Syracuse, New York



Also Available



NOTES:
 Total area: 15.256 acres (all parcels)
 Location of underground utilities taken by field measurement where practicable, otherwise taken from various other sources and are approximate only.
 Tax Map Nos. 115-02-04.0, 05.0, 06.1, 07.0, 08.1, 10.0 & 11.0.
 Existing grading and drainage patterns to remain the same.
 Reference survey by Robert C. Goodeve, Project No. 89083-A, dated 12-19-94

PROPOSED - AFTER DEMOLITION

PART OF FARM LOT Nos. 316, 317, 318, & 319
 AND
 PART OF BLOCK Nos. 900 & 901
 OF THE CAPE COD TRACT
 CITY OF SYRACUSE
 ONONDAGA COUNTY, NEW YORK

DATE: OCTOBER 15, 2011
 SCALE: 1"=50'
 SHEET NO. 2 OF 2

IANUZI & ROMANS
 LAND SURVEYING, P.C.
 1500 WEST SPRING
 NORTH SYRACUSE, NY 13212
 PHONE: (315) 437-1200

FOR SALE OR LEASE

Hiawatha Blvd W | Syracuse, New York

