

FOR SALE OR LEASE

PEREGRINE LANDING ON ONONDAGA HILL

Property Highlights

- Situated on Onondaga Hill across from Onondaga Community College ("OCC") and just west of Upstate University Hospital/Community Campus
- 40± acres zoned NS-Neighborhood Shopping allowing up to 171,000 SF of development
- 88± acres zoned P-RC Planned-Residential Community allowing single-family housing (approximately 130 lots)
- Largest tract of NS zoned land in the Town of Onondaga
- Signalized access from West Seneca Turnpike existing near the Peregrine Landing Memory Care Community and planned traffic light west of OCC. Additional access from Maykes Road.
- Development is located along the western edge of the Onondaga Business Overlay District and just west of the intersection of Routes 175 & 173 (Traffic Counts - 24,630 AADT)
- Minutes from Downtown Syracuse and The Hill (Syracuse University, Crouse Hospital and Upstate University Hospital)

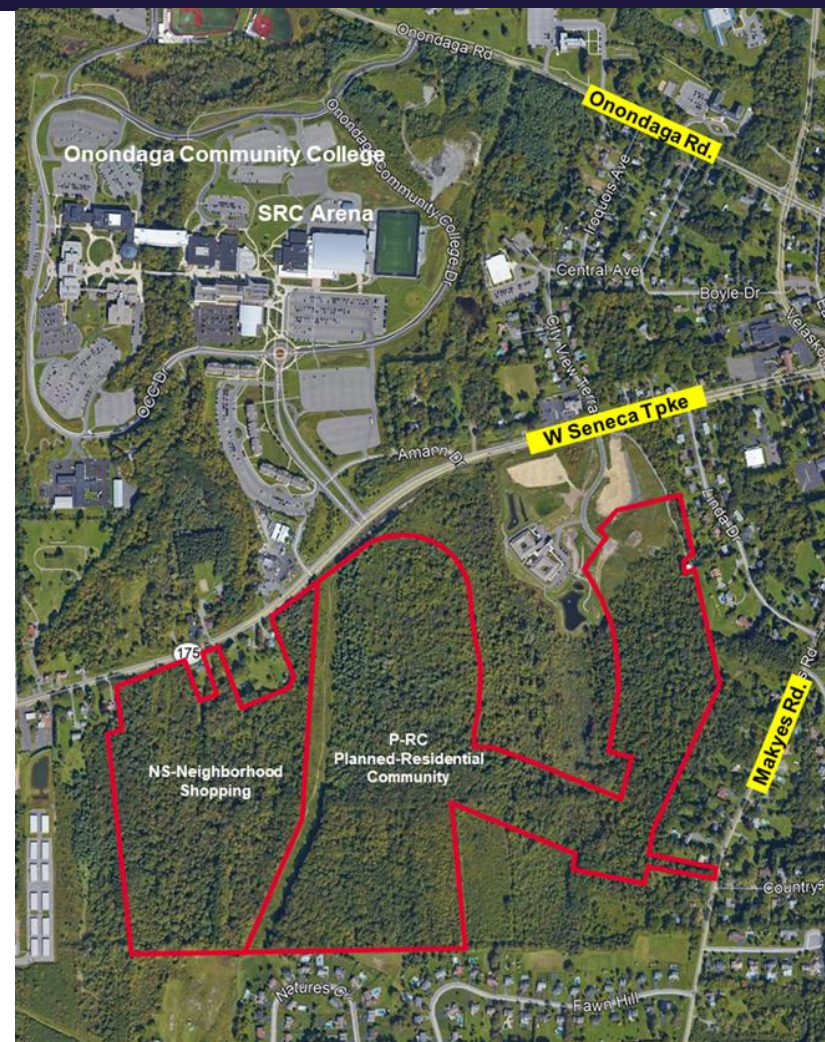
Demographic	3 Miles	5 Miles	10 Miles
Population	43,907	139,686	322,400
Households	17,253	55,868	133,506
Average H.H. Income	\$90,605	\$74,878	\$84,079
Daytime Employees	10,528	114,001	229,240

Source: ESRI Business Analyst 2022

Traffic Counts

W. Seneca Tpke	8,228 AADT
Onondaga Road	11,130 AADT
Routes 175 & 173 Overlap	24,630 AADT
South Ave.	7,279 AADT

Source: NYS DOT 2019



EXCLUSIVE CONTACT

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