


FOR SALE OR LEASE

7,176± SF ON 1.62± ACRES RESTAURANT IN PRIME ERIE BOULEVARD LOCATION

Property Highlights

- High visibility
- Easily accessible from I-690 at Midler Avenue or Thompson Road
- Turnkey Restaurant including (partial) FF&E
- Full Refrigeration (2 coolers/1 freezer)
- Dining for 115± / Bar/Dining for 45±
- 125± car parking
- EDPM rubber roof
- 1,000A/3-Phase power
- CM Zoning allows for multiple uses
- Adjacent property available for a total of 3.0± acres

Demographic	3 Miles	5 Miles	10 Miles
Population	88,833	188,670	370,605
Households	36,187	77,511	154,771
Average H.H. Income	\$82,008	\$79,248	\$95,564
Daytime Employees	89,221	187,456	258,794
Source: ESRI Business Analyst 2024			

Traffic Counts

I-690 @ Thompson Road (Exit 16)	36,061 AADT
I-690 @ Midler Avenue (Exit 15)	59,595 AADT
I-690 @ Teall Avenue (Exit 14)	95,651 AADT
Erie Blvd East	14,100 AADT

Source: NYS DOT 2022

EXCLUSIVE CONTACT

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MISCELLANEOUS NOTES

- MN1** Some features shown on this plat may be shown out of scale for clarity.
- MN2** Dimensions on this plat are expressed in feet and decimal parts thereof unless otherwise noted. Bearings are referred to an assumed meridian and are used to denote angles only. Monuments were found at points where indicated.
- MN3** The basis of bearings is N03°15'50"E being the East line of Lot 3007, per record title description.
- MN4** All of the various survey monuments shown on this plat as found and/or used are in good condition, apparently undisturbed, unless otherwise noted.
- MN5** At the time of survey, there was no observable evidence of earth moving work, building construction, or building additions.
- MN6** At the time of survey, there were no changes in street right of way lines or observable evidence of street or sidewalk repairs.
- MN7** At the time of survey, there was no observable evidence of site use as a solid waste dump, sump or sanitary landfill.
- MN8** At the time of survey, the site is not being used as a cemetery.
- MN9** All field measurements matched record dimensions within the precision requirements of ALTA/ACSM specifications unless otherwise shown.
- MN10** Subject parcel contains 1.62 Acres (70,489 square feet), more or less.
- MN11** There were 124 striped regular parking spaces and 6 handicap parking spaces observed in the field (130 total).
- MN12** Address 2965 Erie Blvd East (observed on building).
- MN13** Subject property has direct access to Erie Blvd East.

LEGEND OF SYMBOLS & ABBREVIATIONS

FOUND 1" PIPE	○
FOUND 5/8" IRON	◦
CALCULATED (SET) 5/8" IRON	●
SECTION CORNER	⬢
POWER POLE	⦿
FLAG POLE	⚑
LIGHT POLE	⚡
ELECTRIC TRANSFORMER BOX	⚡
ELECTRIC MANHOLE	⊙
GAS METER	⊙
TELEPHONE PEDESTAL	⊙
ELECTRIC METER	⊙
WATER VALVE	⊙
FIRE HYDRANT	⊙
SANITARY MANHOLE	⊙
STORM CATCH BASIN (SQUARE)	⊙
STORM CATCH BASIN (ROUND)	⊙
STORM SEWER MANHOLE	⊙
OVERHEAD ELECTRIC	—E—E—
FENCE	—X—X—X—



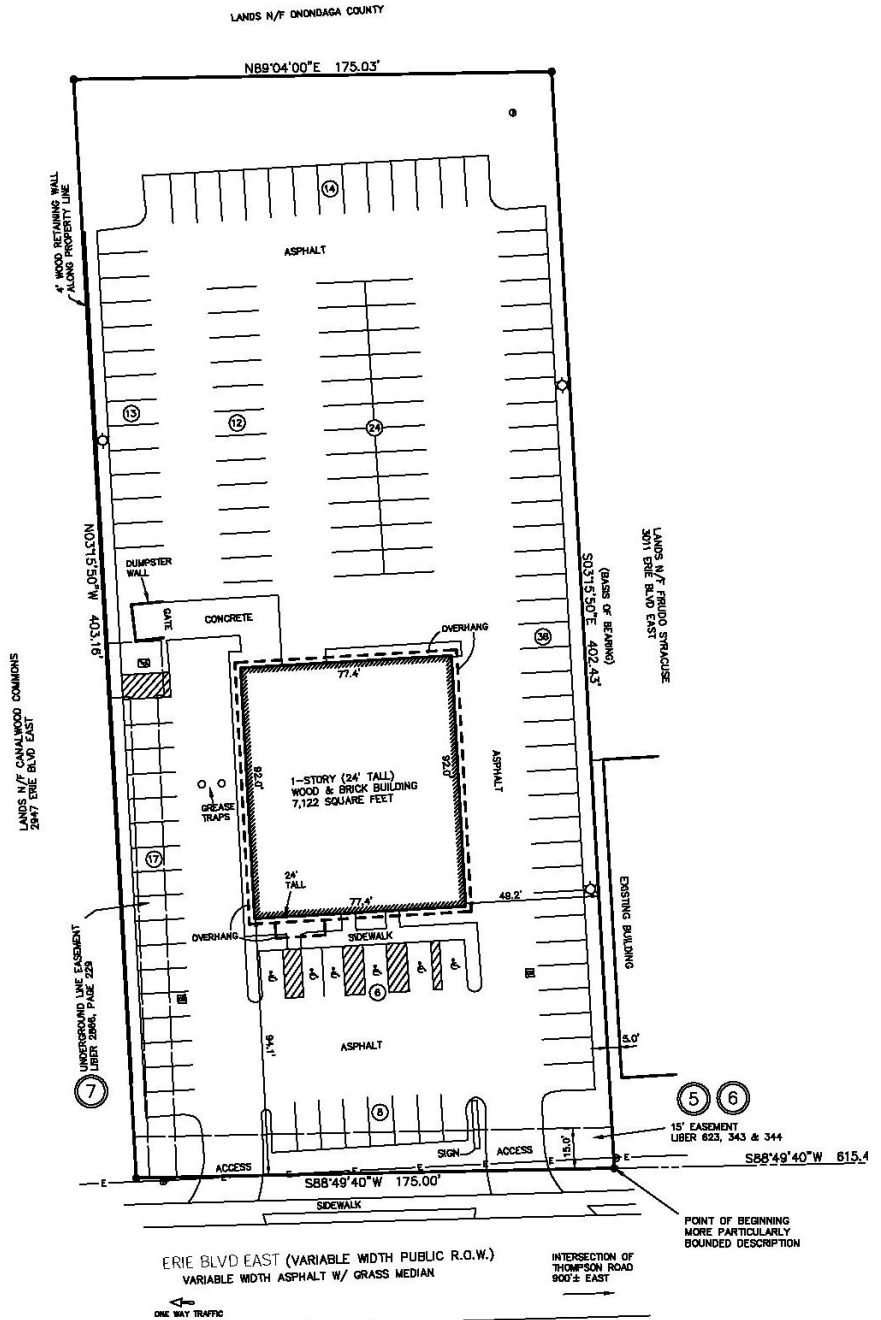
Survey Performed by
Global Land SOLUTIONS
5065 12 Mile Road NE, Rockford,
Michigan 49341
(888) 392-5817
www.GlobalLandSolutions.com

PROJECT REVISION RECORD

DATE	DESCRIPTION	DATE	DESCRIPTION
FIELD WORK: Drew	DRAFTED: JMS	CHECKED BY: Jay	FB & PG:

ITEMS CORRESPONDING TO SCHEDULE B-II

- 5** Utility Easement granted to The Syracuse Lighting Company, Inc. recorded in Liber 623 of Deeds, Page 343. SHOWN HEREON.
- 6** Utility Easement granted to The Syracuse Lighting Company, Inc. recorded in Liber 623 of Deeds, Page 344. SHOWN HEREON.
- 7** Utility Easement granted to Niagara Mohawk Power Corporation recorded in Liber 2896 of Deeds, Page 229. SHOWN HEREON.





**CUSHMAN &
WAKEFIELD**



**Pyramid Brokerage
Company**

**2965 Erie Blvd E
Syracuse, New York 13224**



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Syracuse, New York 13224**



