



**CUSHMAN &
WAKEFIELD**



**Pyramid Brokerage
Company**

**2043 Erie Boulevard East
Syracuse, New York 13224**



FOR SALE

9,049± SF RETAIL BUILDING

Property Highlights

- Three tenant property, co-tenant with HTG Supply, Metro by T-Mobile and Subway
- Building has great signage on both the building and pylon sign
- Convenient to downtown, university communities, hospitals, etc.
- Situated on an extremely busy retail corridor
- Built in 2009
- Great access between two interstate interchanges
- Building is situated on approximately two acres with 196' frontage on Erie Blvd East
- Other retailers in the area include Aldi, Family Dollar, Advance Auto Parts, Burger King and Price Rite

Demographic

	1 Mile	3 Miles	5 Miles
Population	19,233	132,397	208,774
Households	8,403	54,039	86,681
Average H.H. Income	\$74,541	\$71,039	\$79,672
Daytime Employees	6,221	129,614	196,825

Source: ESRI Business Analyst 2024

Traffic Counts

Erie Blvd East	17,004 AADT
I-690 (from Teall Ave to Midler Ave)	88,574 AADT
Teall Ave	14,616 AADT

Source: NYS DOT 2023

EXCLUSIVE CONTACT

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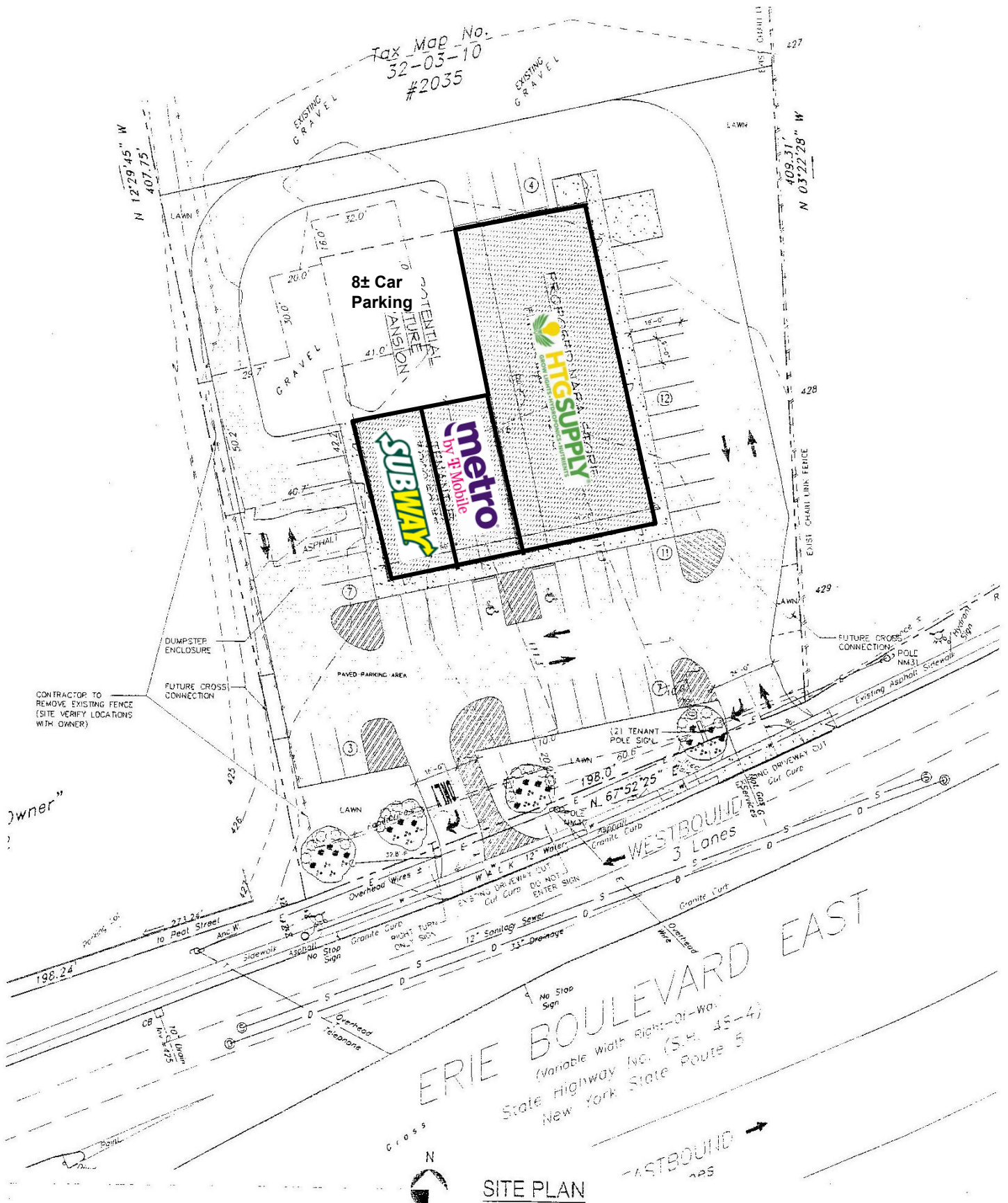


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