


AVAILABLE

ONONDAGA COMMONS – FLEX/OFFICE INVESTMENT OPPORTUNITY

Property Highlights

- Opportunity Zone – significant federal tax incentive for capital gains reinvestment
- 38,891 SF across two buildings on 3.04 acres
- MX -3 zoning permits a wide range of uses including residential, retail, office, flex, and light industrial
- Less than ½ mile from Downtown Syracuse
- Three points of Ingress and Egress- Shonnard St, Slocum Ave, and West Onondaga
- Ample surface parking – rare for an urban Syracuse location
- Elevator served second floor office space
- Four (4) grade level overhead doors

Demographic	1 Mile	3 Miles	5 Miles
Population	20,937	143,477	223,729
Households	8,888	58,457	93,368
Average H.H. Income	\$54,620	\$72,338	\$83,847
Daytime Employees	54,109	119,975	159,740
Source: ESRI Business Analyst 2025			

Traffic Counts

West Onondaga Street	14,448 AADT
Source: NYS DOT 2025	

EXCLUSIVE CONTACT

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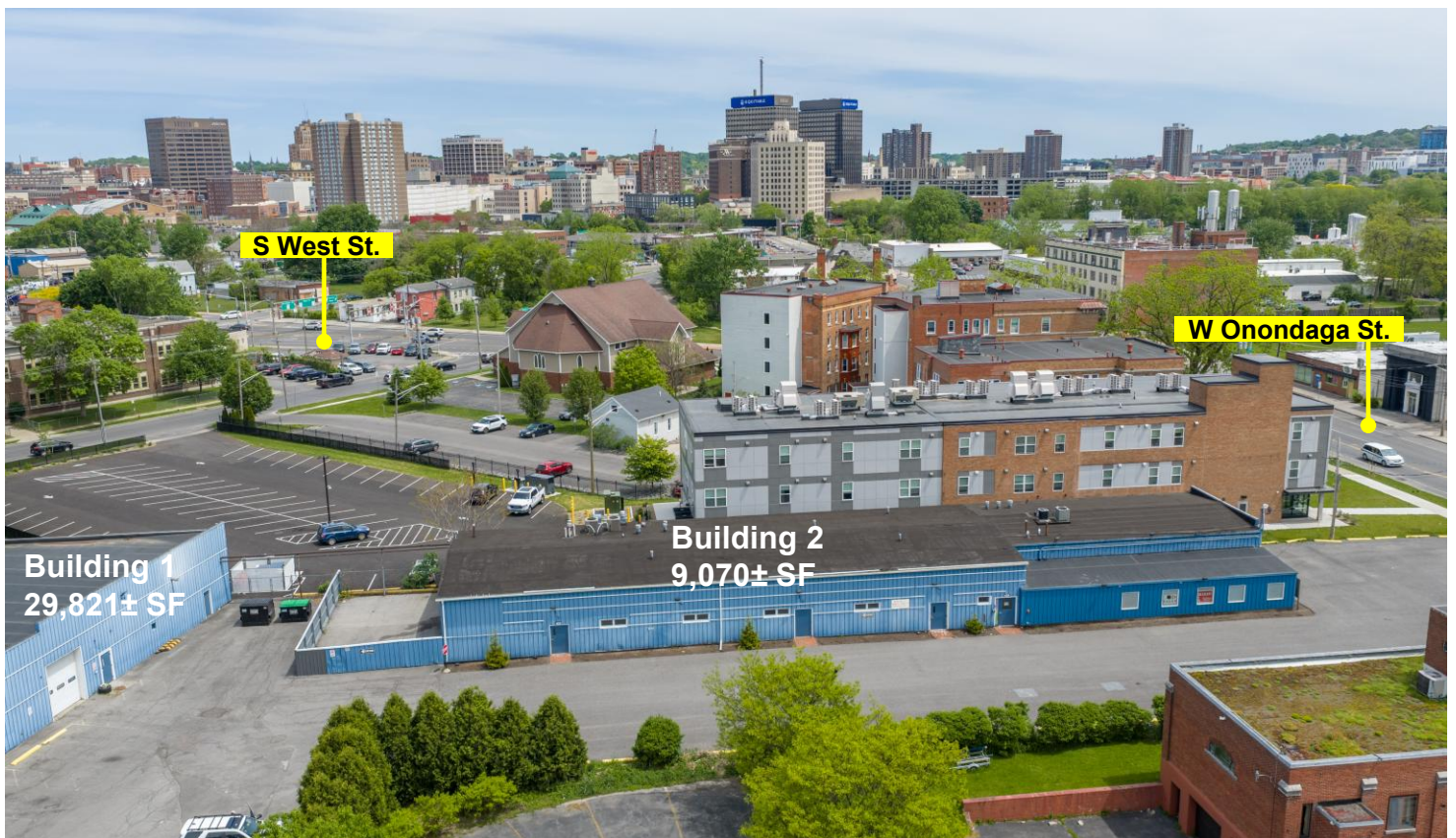
**Pyramid Brokerage
Company**

**422 West Onondaga Street
Syracuse, New York 13202**



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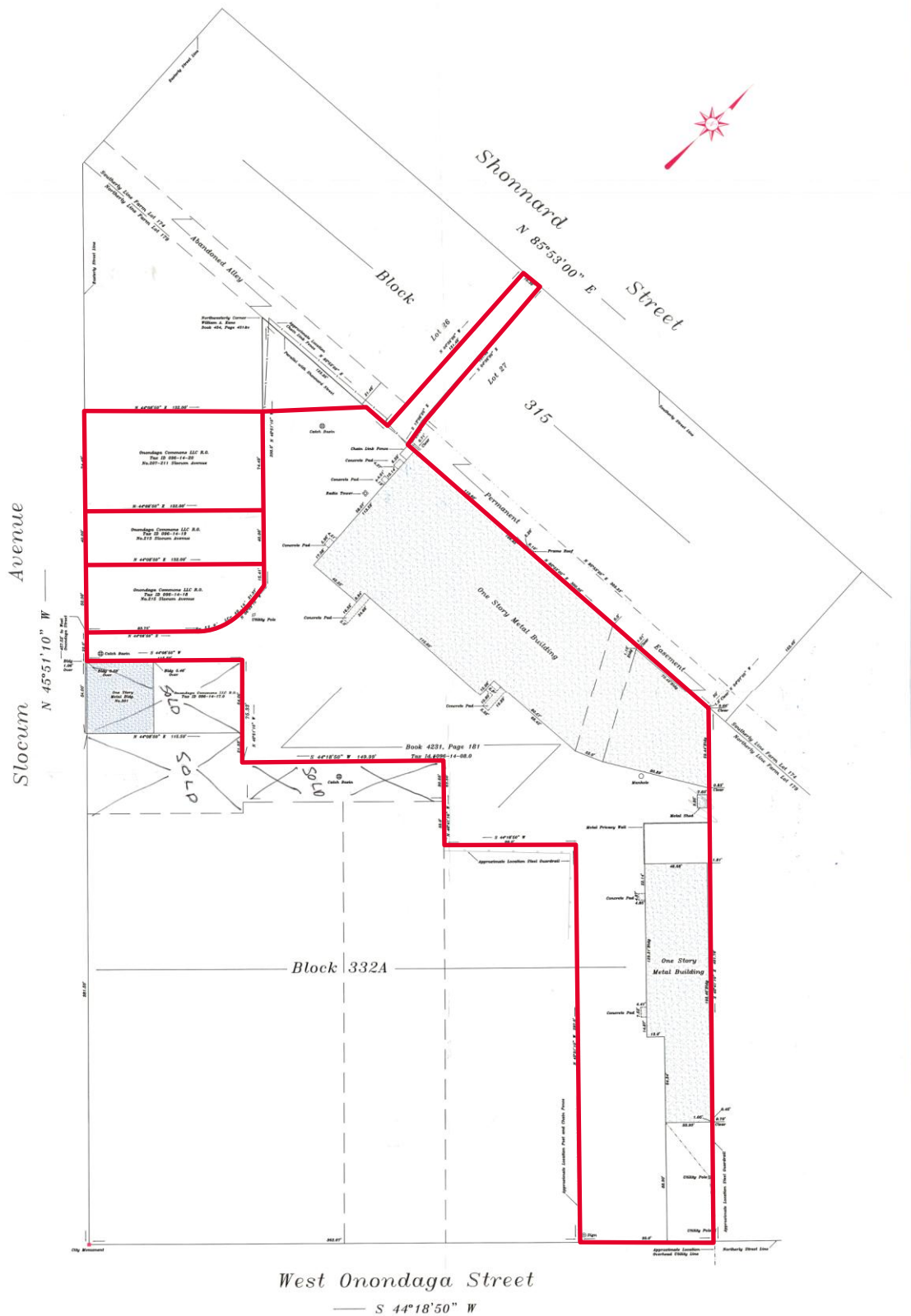


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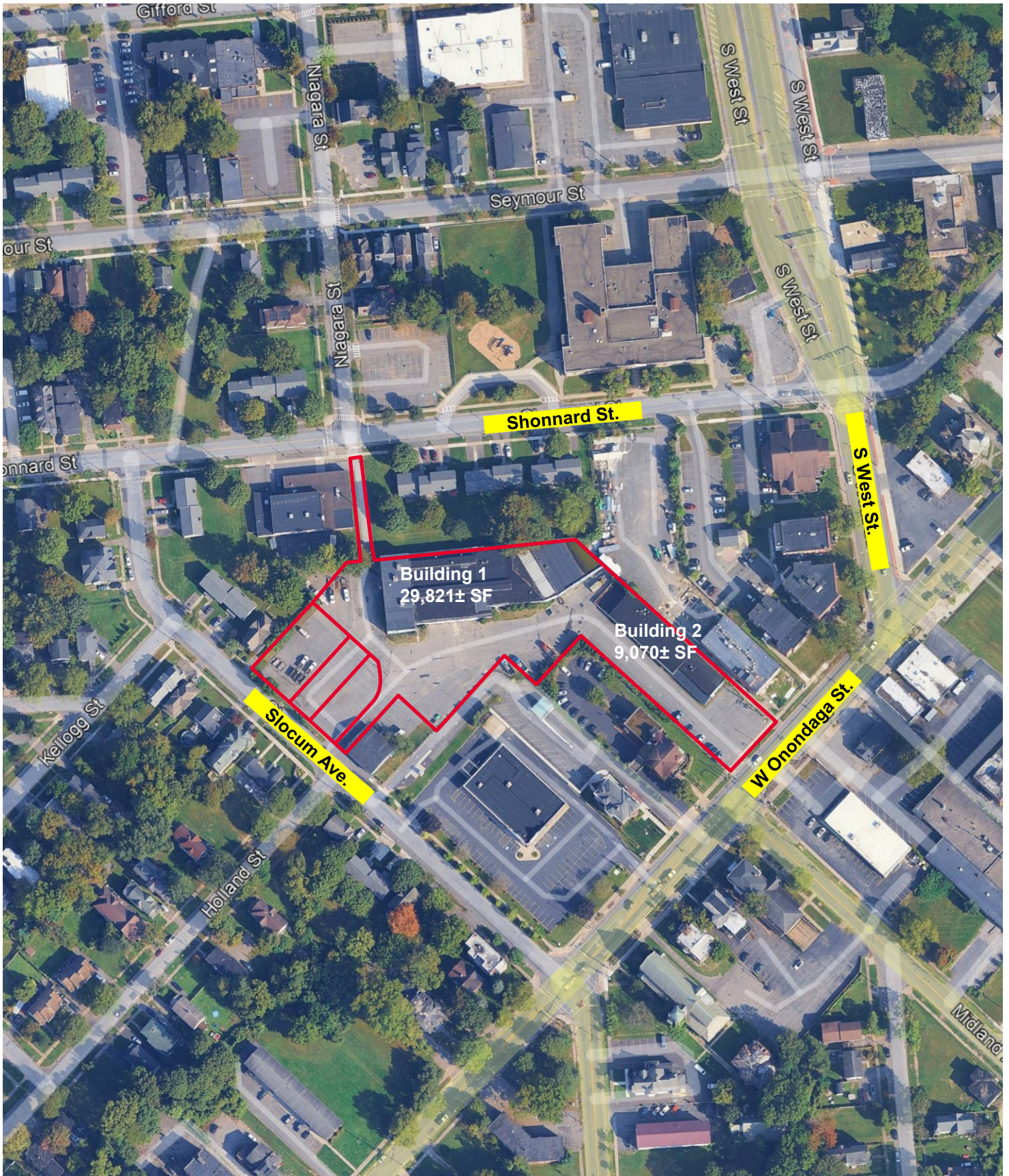


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