


FOR SALE

FORMER SCHOOL - REDEVELOPMENT OPPORTUNITY

Property Highlights

- Former school complex with two buildings and parking on site
- Both situated on 1.86± acres
- Buildings have a total of 18 classrooms.
- Larger building has a gym, cafeteria and kitchen, the latter with grease trap, ventilation/ANSUL system and cooling/freezing capacity
- Parking is sufficient for many uses and there is excess land to develop
- Zoning is R4 Medium Density Residential but adjacent parcels are zoned MX-1 Urban Neighborhood
- Neighborhood setting but close to Downtown Syracuse, Regional Transportation Center and highway access to Greater Central New York
- Seven (7) minutes to Hancock International Airport and 15 minutes to Micron/Clay NY

Demographic	1 Mile	3 Miles	7 Miles
Population	21,640	127,669	307,650
Households	8,451	54,238	130,166
Average H.H. Income	\$60,784	\$69,261	\$90,604
Daytime Employees	14,391	105,397	201,563

Source: ESRI Business Analyst 2026

Traffic Counts

Park Street	2,842 AADT
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Source: NYS DOT 2025

EXCLUSIVE CONTACT

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**CUSHMAN &
WAKEFIELD**



**Pyramid Brokerage
Company**

**1408 Park Street
Syracuse, New York 13208**



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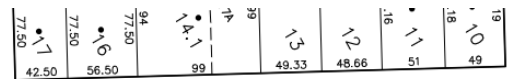
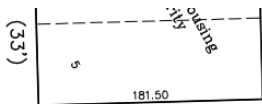
1.86± Acres

Danforth Street

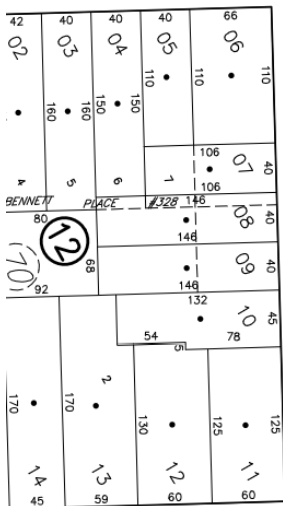
Park Street

Carbon St

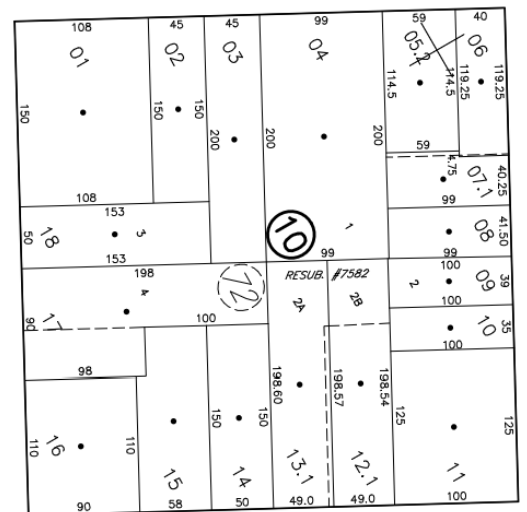
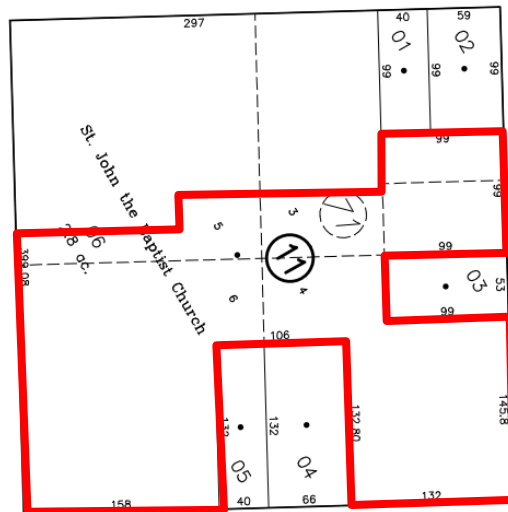
Approximate plot lines, subject to verification of survey.



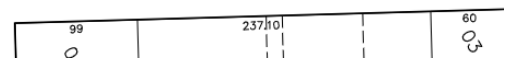
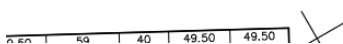
COURT STREET

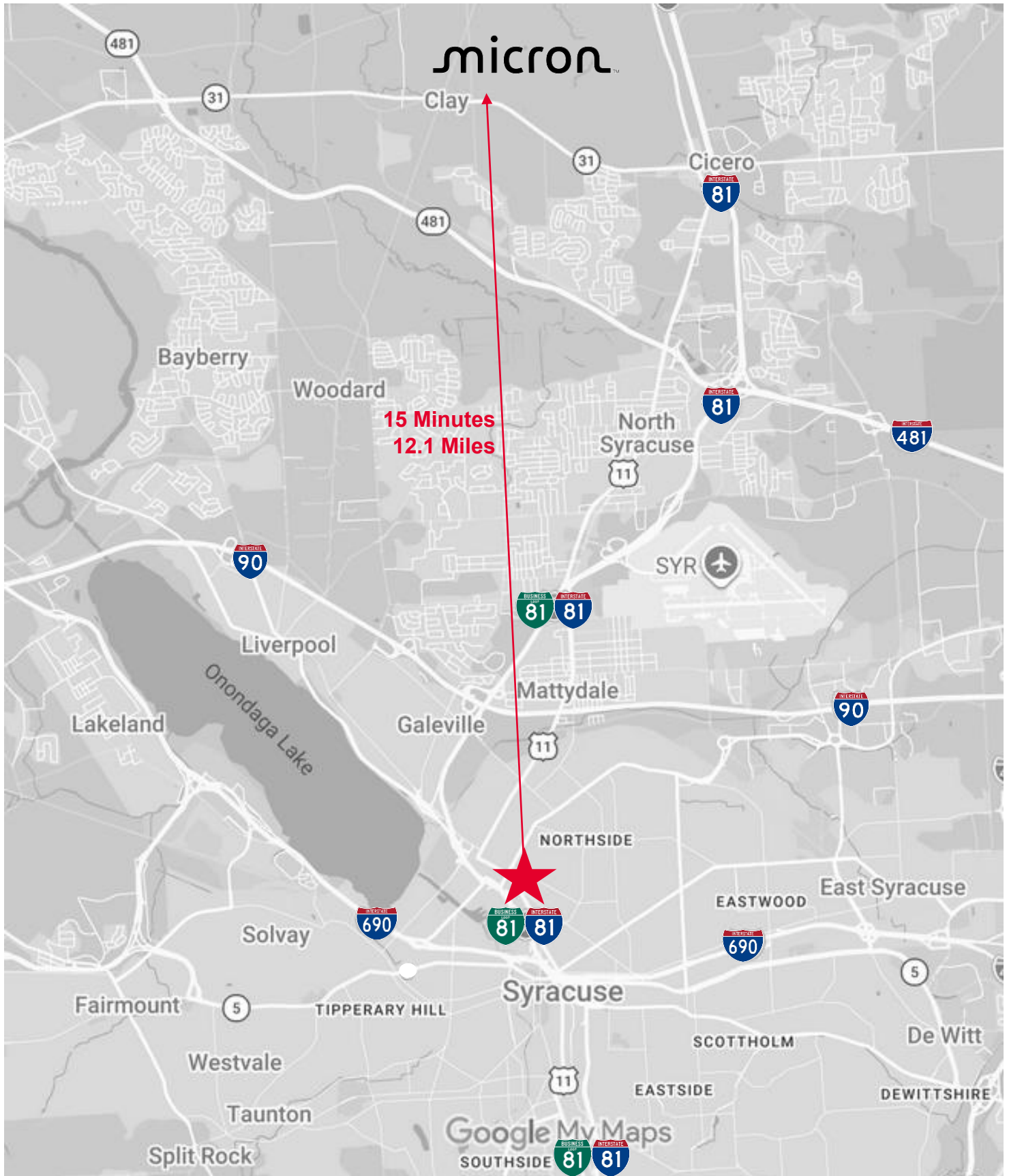


PARK STREET



DANFORTH STREET

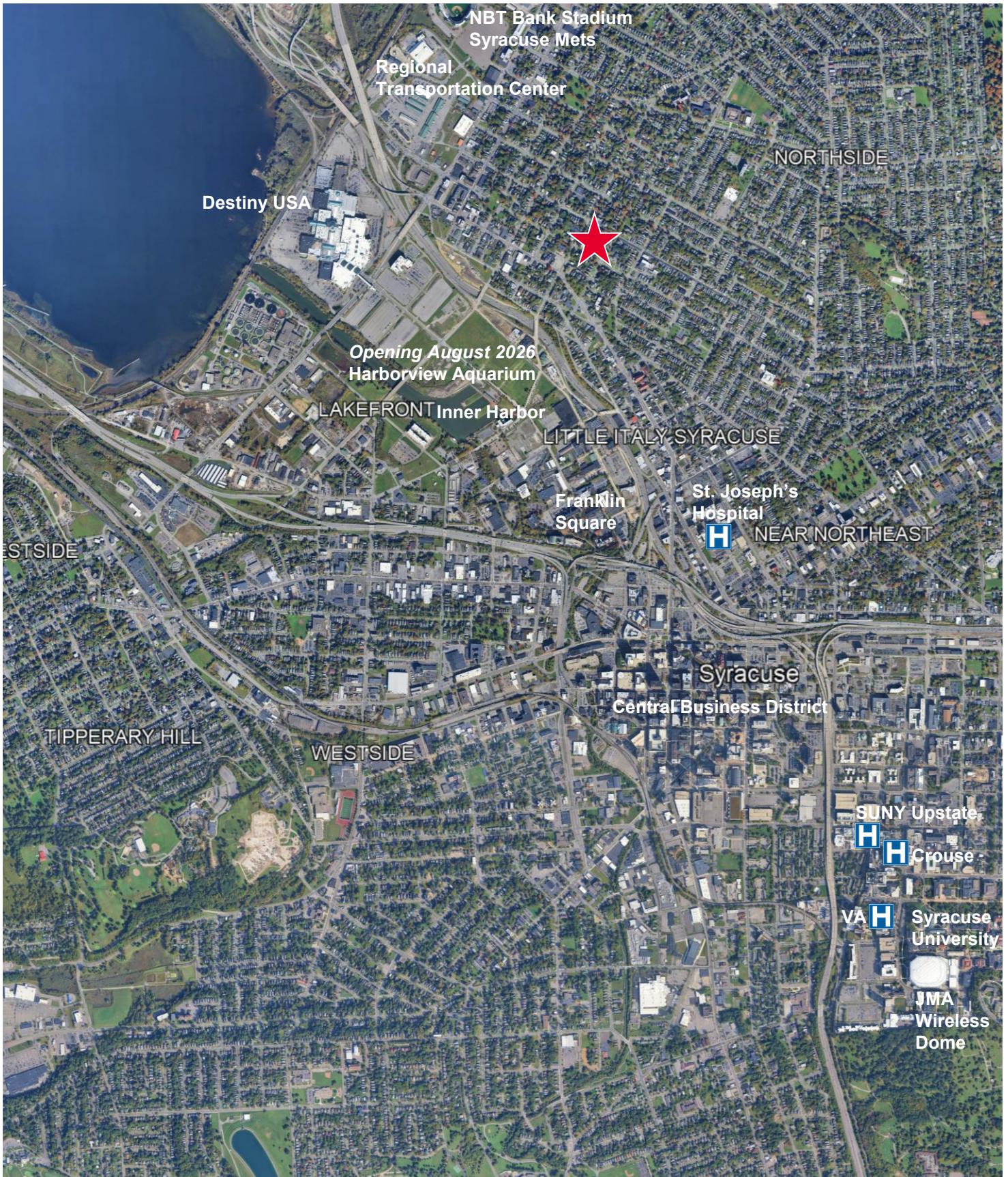






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micron

MICRON FACILITY (12.1 MILES)

NEQ Rt. 31 & Caughdenoy Road, Clay, New York 13041

The Micron facility, located at the northeast quadrant of Route 31 and Caughdenoy Road in Clay, NY, represents a monumental \$100 billion development over 20 years.

- + Largest investment in New York history and Micron company history
- + Will create four clean room facilities to manufacture semiconductor components
- + Projected to create 9,000 jobs at the facility and 40,000 indirect job around the state
- + Construction jobs in the area expected to total 4,500, with construction expected to start in 2025 and production in Feb 1 beginning 2028
- + The second facility is estimated to be completed by 2029 and the last fabrication facility would finish in 2041

