


FOR LEASE

UP TO 9,818± SF AT BUSY RETAIL CENTER

Property Highlights

- **Multiple suites available:**
 - 2,880± SF former karate studio
 - 4,205± SF can be combined for 7,085± SF
 - 2,680± SF former restaurant
 - 1,439± SF 2nd floor office
- Two (2) additional suites may be available for a combined total of 9,818± SF
- Plenty of parking available on Headson Drive
- Great exposure and visibility
- Tremendous signage opportunity on Erie Blvd E
- Minutes from LeMoyne College and Syracuse University
- Great ADA access with parking right outside storefronts

Demographic	1 Mile	3 Miles	5 Miles
Population	10,534	87,635	187,690
Households	4,177	36,763	77,430
Average H.H. Income	\$86,403	\$86,917	\$82,791
Daytime Employees	4,842	70,088	153,703
Source: ESRI Business Analyst 2025			

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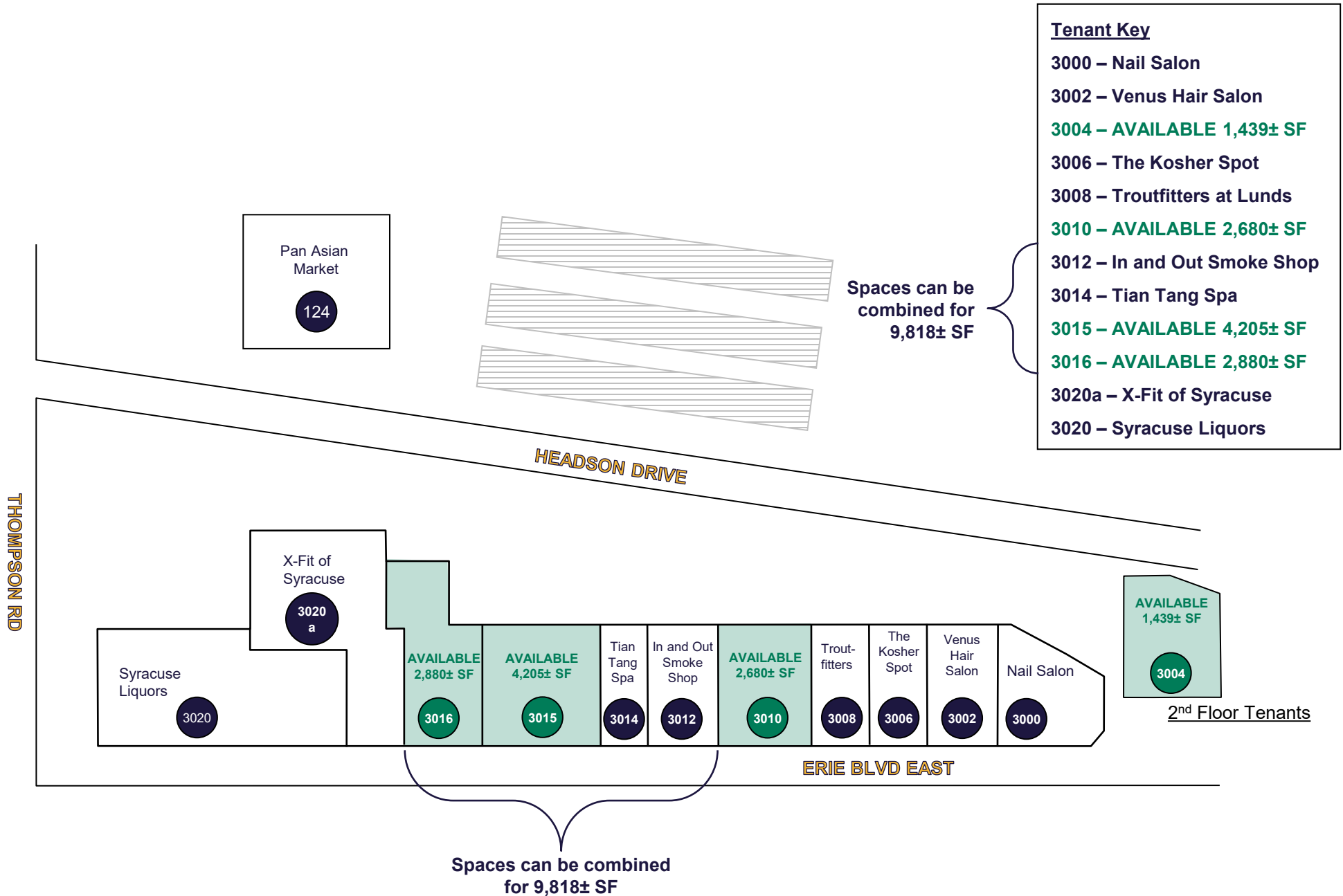


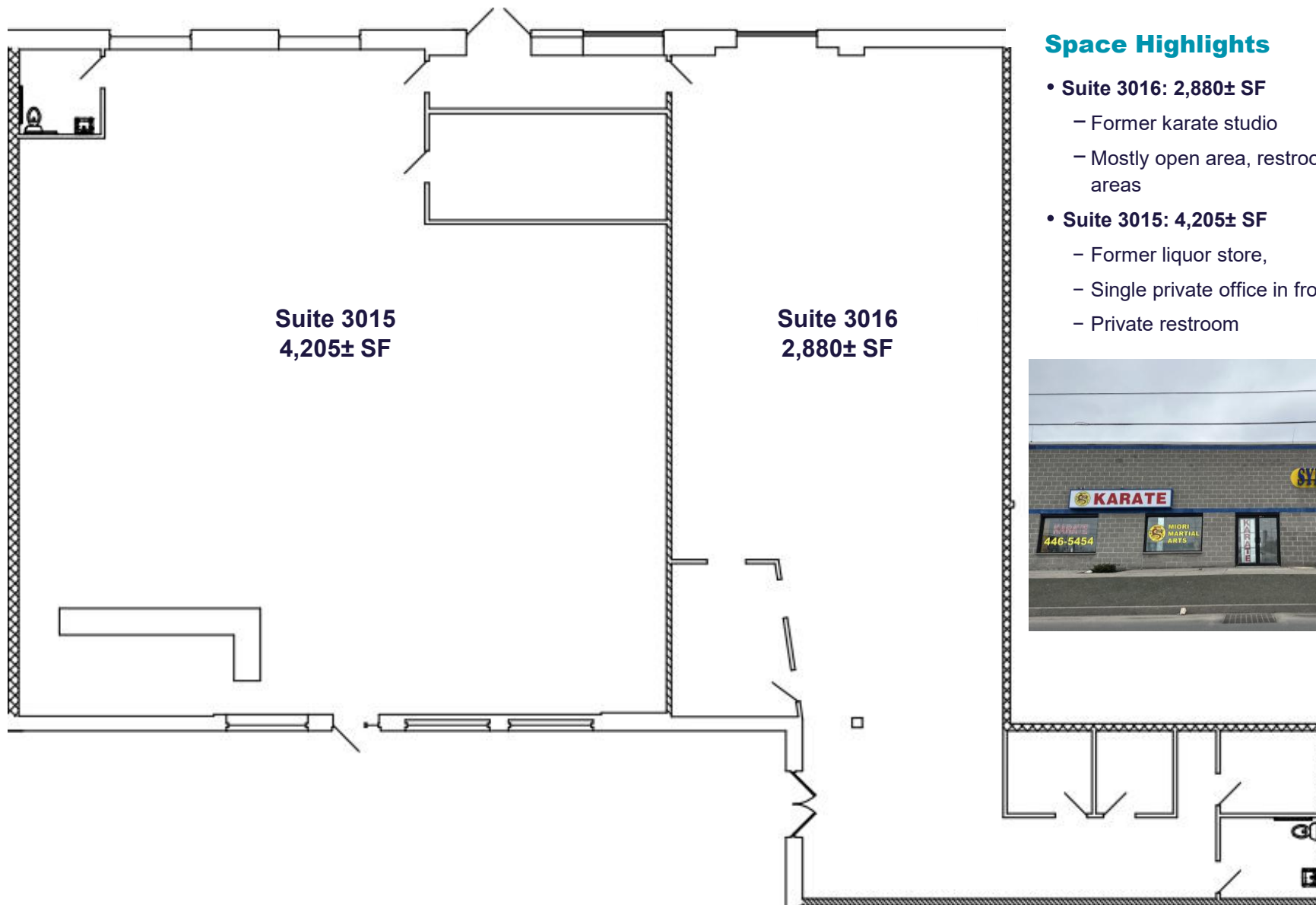
**CUSHMAN &
WAKEFIELD**



**Pyramid Brokerage
Company**

**3000 – 3020 Erie Blvd E
Syracuse, New York 13224**





Space Highlights

- **Suite 3016: 2,880± SF**
 - Former karate studio
 - Mostly open area, restroom and changing areas
- **Suite 3015: 4,205± SF**
 - Former liquor store,
 - Single private office in front
 - Private restroom





**CUSHMAN &
WAKEFIELD**



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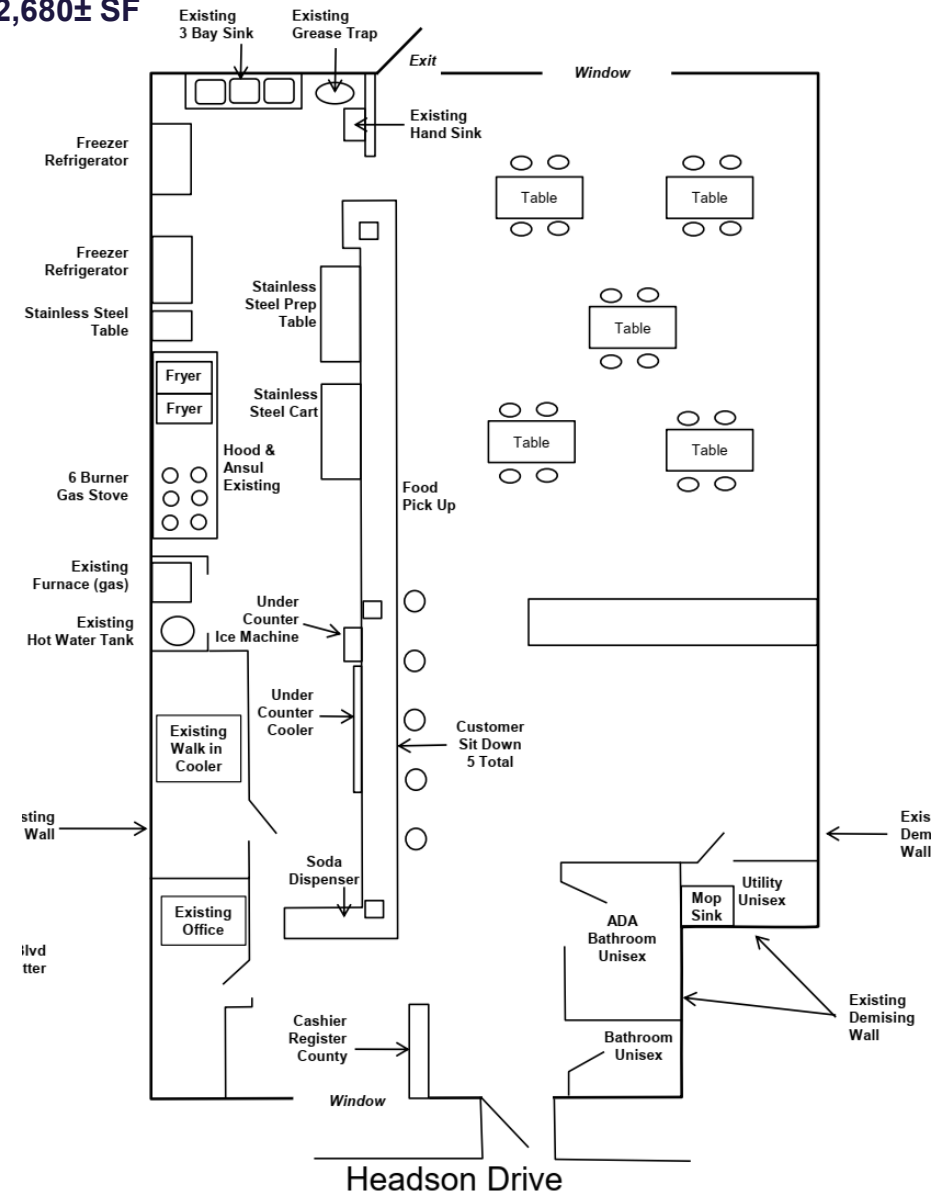
**3000 – 3020 Erie Blvd E
Syracuse, New York 13224**

Space Highlights

• Suite 3010: 2,680± SF

- Well maintained former sushi restaurant
- Features a functional dining layout with seating for 20 plus 5 sushi bar seats.
- Fully equipped commercial kitchen supported by strong existing infrastructure.
- Equipment includes
 - Large hood with Ansul system
 - Recently serviced grease trap
 - Walk in cooler
 - Commercial refrigerator and freezer
 - Fryers
 - Six (6) burner stove/oven
 - Prep tables
 - Multiple 3 bay sinks.
- The layout also offers two restrooms, including one ADA compliant.

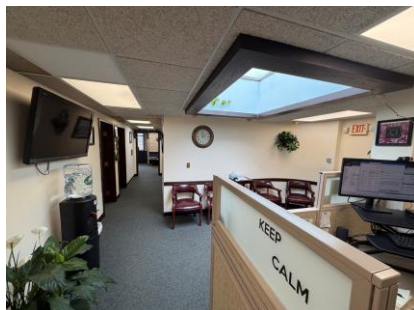
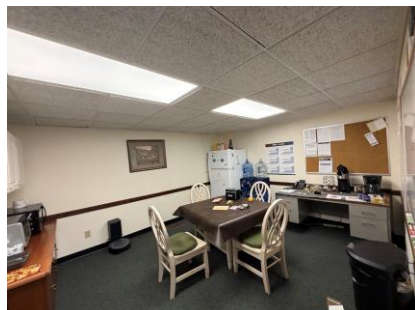
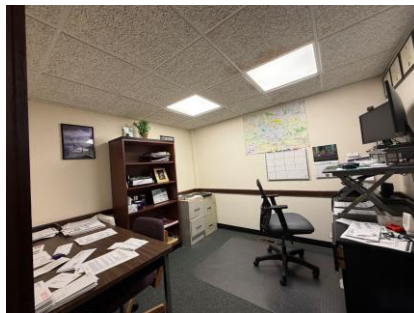
Suite 3010 2,680± SF



Space Highlights

• Suite 3004: 1,439± SF

- Second floor suite available at Erie Place
- Recently painted and new LED installed
- Currently built out with three (3) private offices, reception / waiting area, break room / kitchenette and small bullpen area



Suite 3004 1,439± SF

