



**CUSHMAN &
WAKEFIELD**



**Pyramid Brokerage
Company**

**400-402 Butternut Street
Syracuse, New York 13208**



FOR SALE

MIXED-USE INVESTMENT PROPERTY

Property Highlights

- 34,900± total square feet on 1.61± acres
- Twelve (12), 2-bedroom, luxury apartments on floors 2, 3 and 4, each 1,075± SF
- Direct entry/exit access to leased premises via on-site, off-street, 60± car parking lot
- Diverse commercial tenant mix anchored by 11,550± SF Kinney Drugs, Subway, Onondaga County Rep. Com. YKA Bullies/Clothing and Syracuse Police Department
- Located at corner of signalized intersection
- Adjacent to St. Joseph's Hospital, St. Joseph's Imaging and St. Joseph's School of Nursing
- Property availability includes 400-402 Butternut Street and 706 North Townsend Street
- Additional development parcels available at 410 Butternut Street and 811 North McBride Street

Demographic	1 Mile	3 Miles	5 Miles
Population	28,205	141,483	228,507
Households	12,774	59,590	95,873
Average H.H. Income	\$61,254	\$69,883	\$82,228
Daytime Employees	39,111	105,361	166,148
Source: ESRI Business Analyst 2025			

Traffic Counts

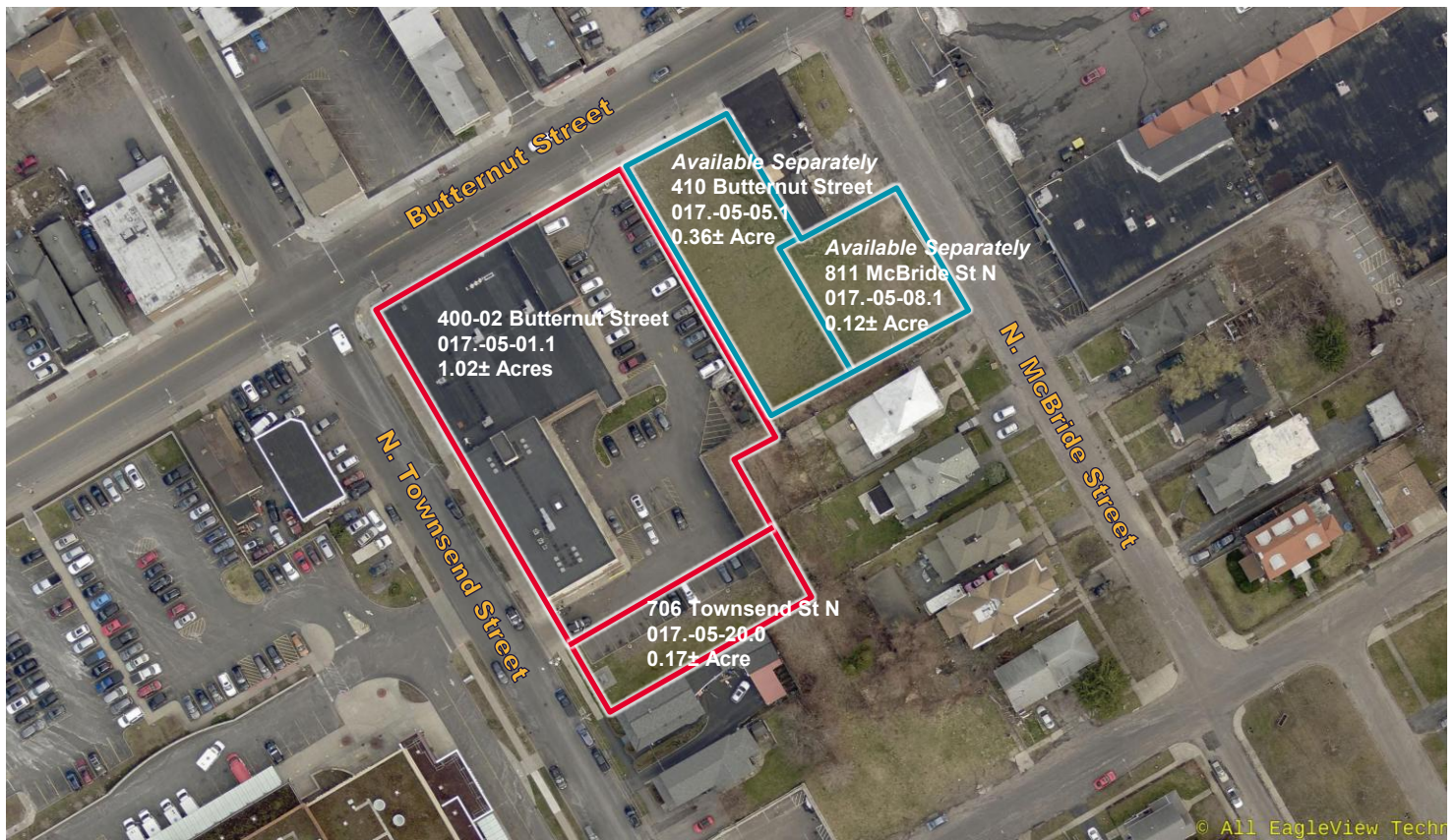
Butternut Street	9,597 AADT
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Source: NYS DOT 2025

EXCLUSIVE CONTACT

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The subject property is located at the southeast corner of Butternut Street and North Townsend Street in Syracuse's Near Northeast neighborhood, a mixed-use area consisting of commercial, institutional, and predominantly older residential rental properties. The neighborhood is nearly fully developed and benefits from convenient access to major transportation routes, including Interstate 81, Butternut Street, and Downtown Syracuse, which is less than a mile away. Surrounding development includes neighborhood retail centers, restaurants, discount retailers, schools, parks, and a variety of multifamily housing types that support a strong rental market.

A significant driver of investment and redevelopment in the area has been St. Joseph's Health Hospital, located immediately south of the property. The hospital completed a major expansion that included the Christina M. Nappi Surgical Tower, new operating rooms, private patient rooms, and an expanded emergency department, reinforcing its role as a major employment center and neighborhood anchor. Additional redevelopment has included the \$7.85 million Butternut Commons project, which replaced older structures with new retail space and apartments, as well as redevelopment of the former Otisco Brewery site into a mixed-use commercial and residential building.

The broader North Side has experienced ongoing revitalization efforts through projects such as the Little Italy streetscape improvements, the redevelopment of the Sarah and Richard Pietrafesa Training Center, and planning efforts along the Butternut Street corridor to enhance pedestrian, bicycle, and vehicle circulation. While the area's housing stock remains relatively old and renter-oriented, continued public and private investment, strong institutional support from St. Joseph's Health, and proximity to downtown have helped strengthen the neighborhood's long-term growth and redevelopment prospects.

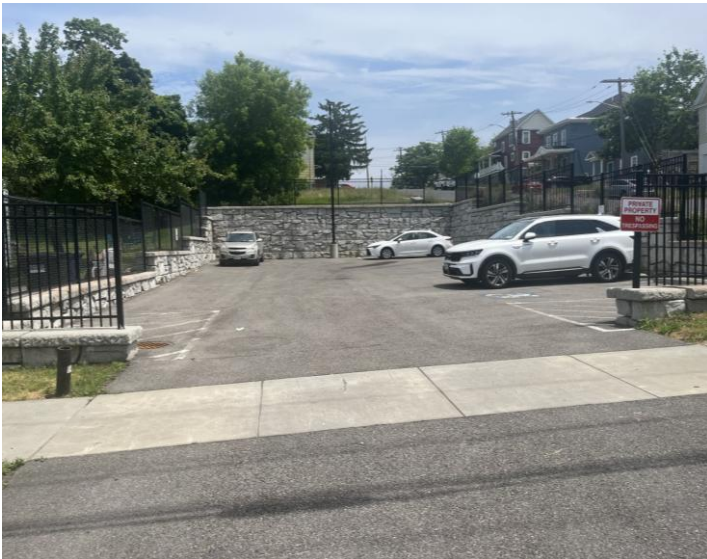


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Parking Lot



St. Joseph's Hospital

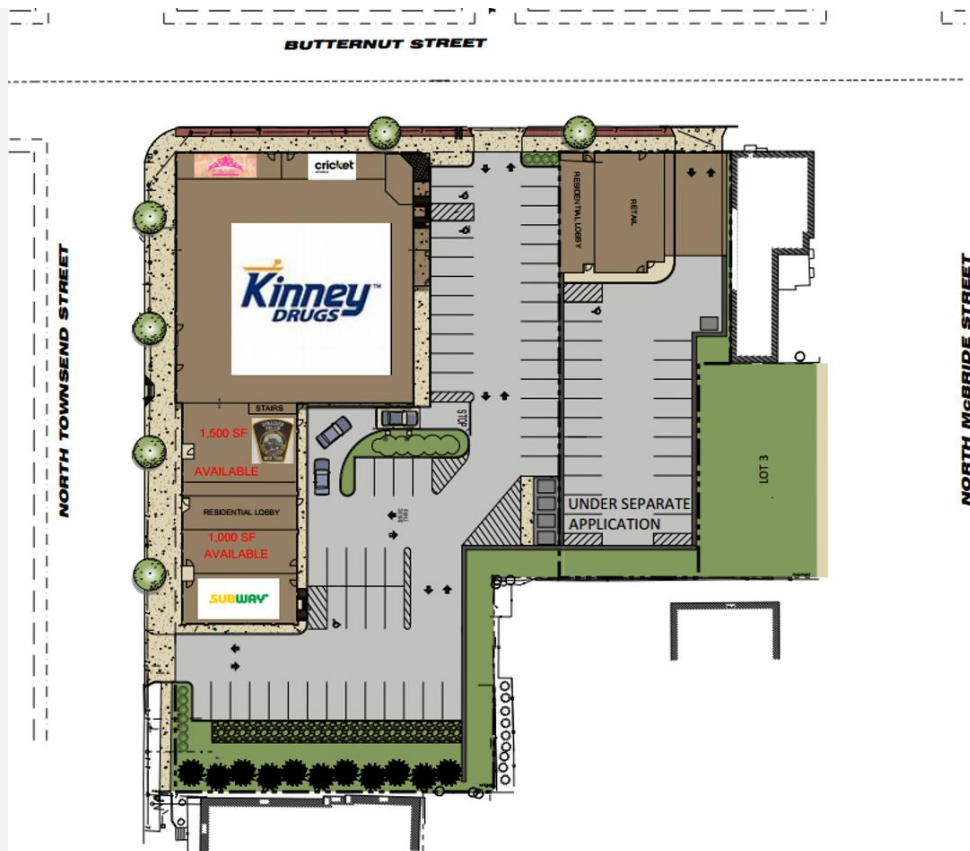


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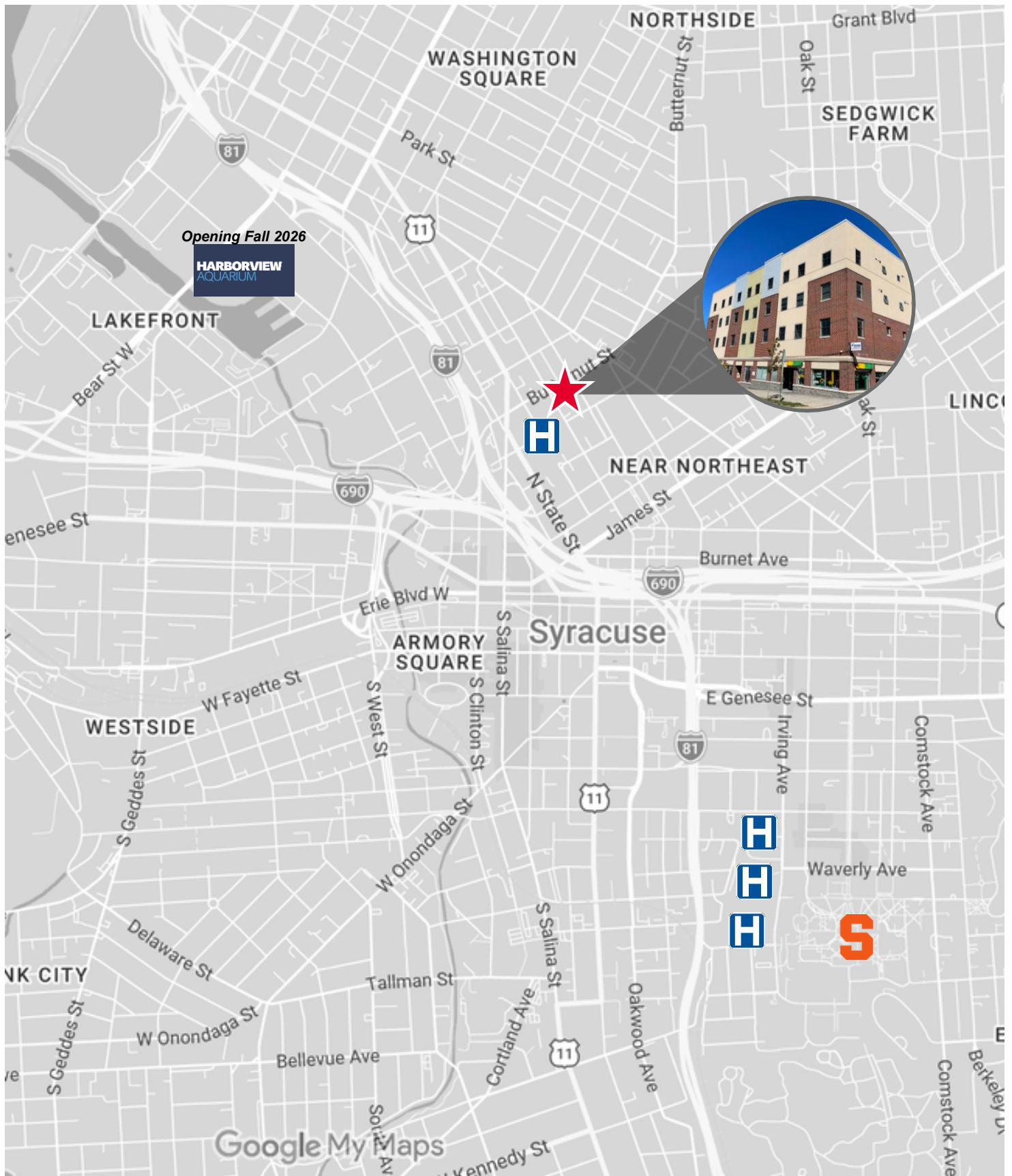


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