

**FOR SUBLEASE**

# 11,149± SF FORMER PHARMACY

## Property Highlights

- Former Kinney Drugs pharmacy located within Madison Row at the intersection of Highbridge Road and Fayette Street in Manlius
- Approximately seven years remaining on the original Kinney Drugs lease term
- Existing layout features a spacious open retail area, dedicated storage and mezzanine storage space, two private offices, employee break room, and separate men's and women's restrooms
- 76-car parking (shared) on side and rear with additional parking available in adjacent municipal lot
- Located within a high-growth corridor, with significant ongoing revitalization and new business development throughout the Village of Manlius
- Directly across from the recently opened Holland Farms, Taco Bell Cantina and Starbucks
- Exceptional visibility and prominent frontage
- Convenient access via the Highbridge Road curb cut and the signalized intersection of Stickley Drive and Highbridge Road/Fayette Street
- Situated within an affluent, high-income trade area

## EXCLUSIVE CONTACT

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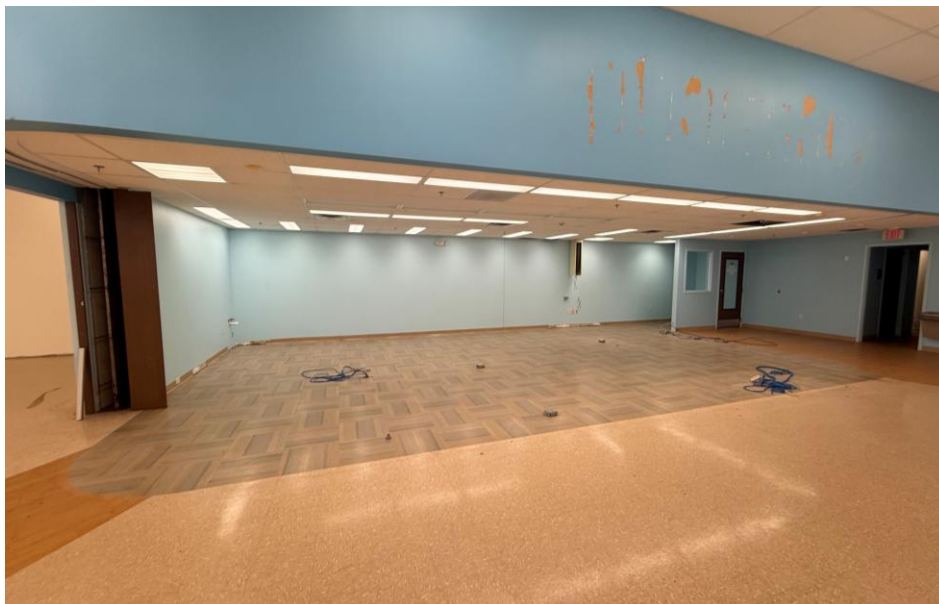


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**7650 Highbridge Road  
Manlius, New York 13104**



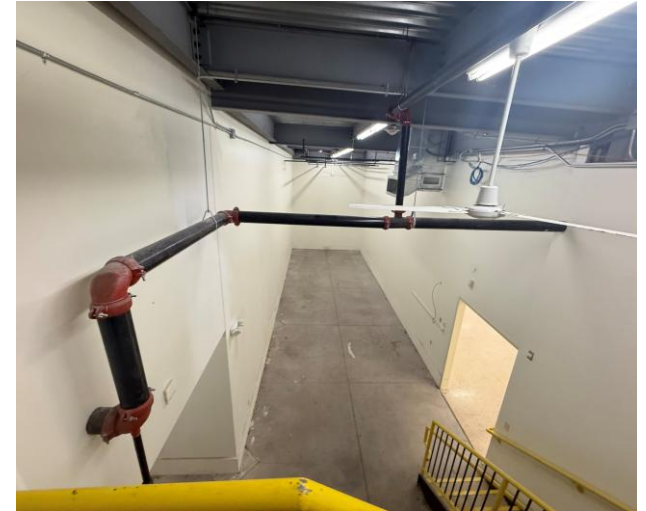


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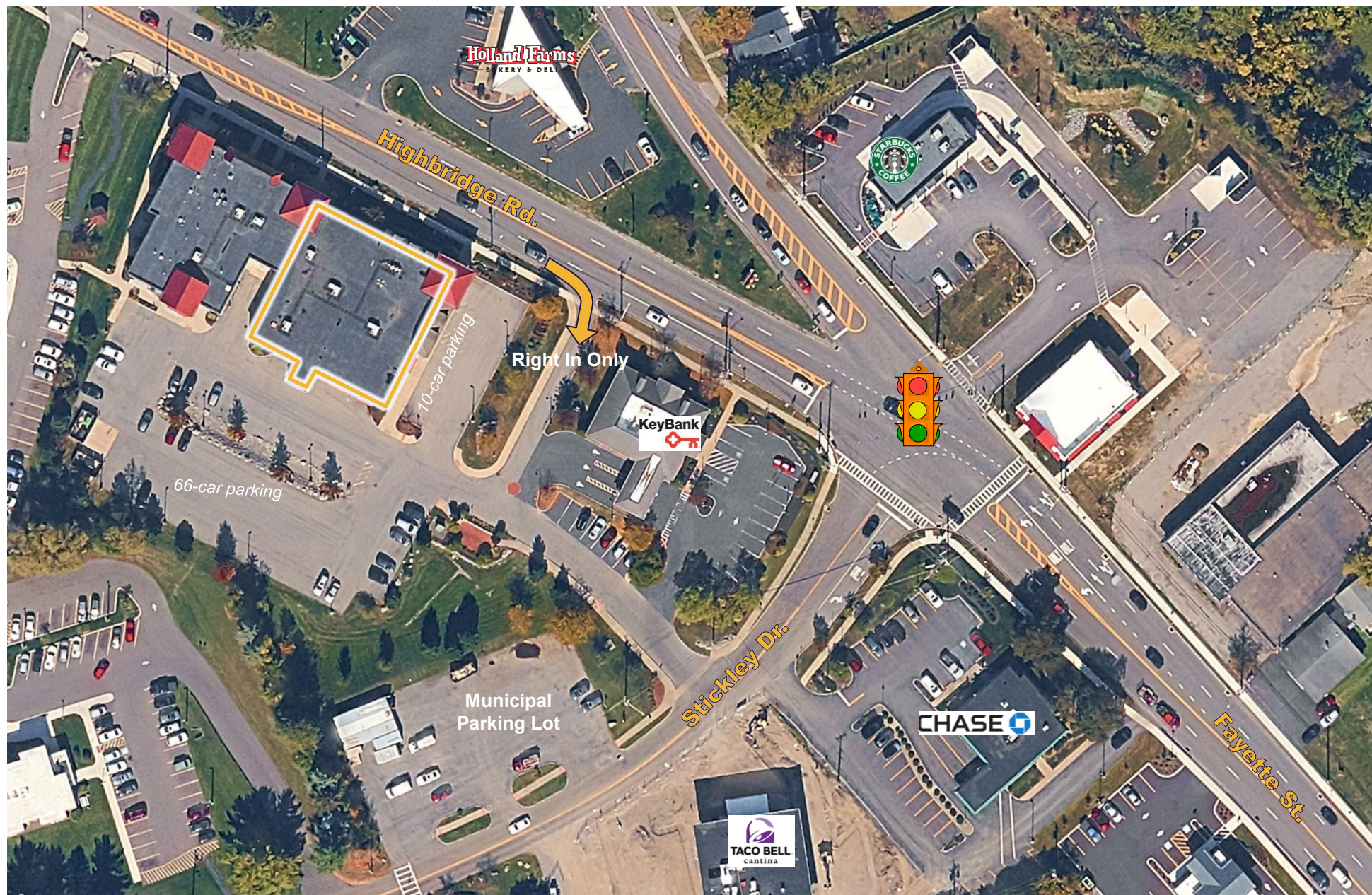
7650 Highbridge Road  
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## Madison Row, Manlius, New York



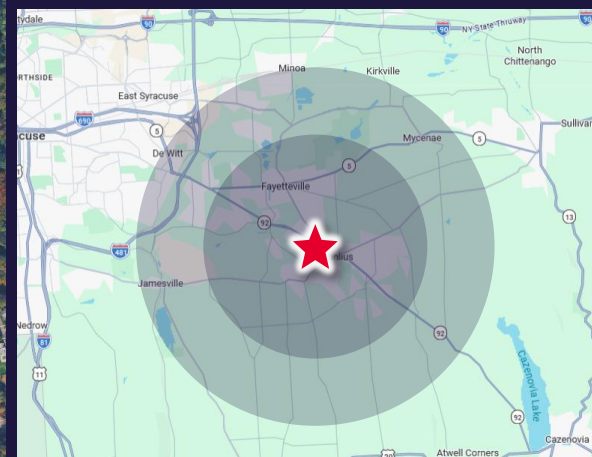
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## Location Map



## Demographics



### Population

|               |               |
|---------------|---------------|
| <b>23,930</b> | <b>41,212</b> |
| 3 Miles       | 5 Miles       |



### Households

|               |               |
|---------------|---------------|
| <b>10,022</b> | <b>16,983</b> |
| 3 Miles       | 5 Miles       |



### Average Household Income

|                  |                  |
|------------------|------------------|
| <b>\$171,683</b> | <b>\$164,775</b> |
| 3 Miles          | 5 Miles          |



### Daytime Workforce

|               |              |
|---------------|--------------|
| <b>10,187</b> | <b>20,05</b> |
| 3 Miles       | 5 Miles      |