


FOR SALE

1.01± ACRES SIGNALIZED CORNER DEVELOPMENT SITE

Property Highlights

- Visible from I-690, less than ¼ mile from I-690 on/off ramp
- Additional acreage available
- Approximately ½ mile from Destiny USA, a 2.4 million SF shopping mall with over 260 tenants
- Situated at the corner of Spencer St. and Hiawatha Blvd West
- Strong traffic counts on Hiawatha Blvd. West (25,000+ AADT)
- Very close proximity to Inner Harbor area with new hotels and new mixed-use development
- Easy access to I-81 and I-690
- Just minutes from Franklin Square and Downtown Syracuse
- Prime development location
- Great site for retailers who desire a freestanding building with the benefits of the traffic generated by the nearby shopping center

Traffic Counts

Hiawatha Blvd. W	25,154 AADT
I-690	78,529 AADT
I-81	84,848 AADT

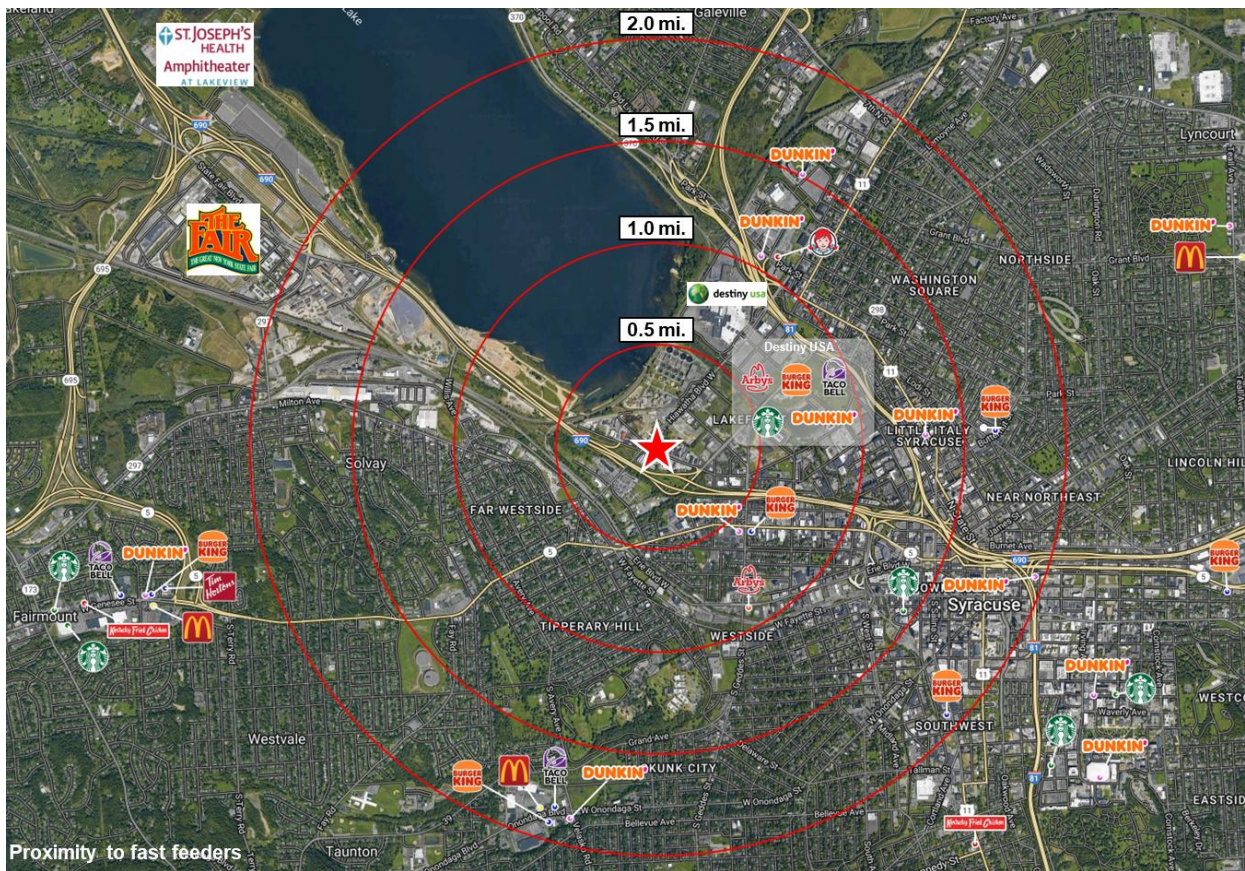
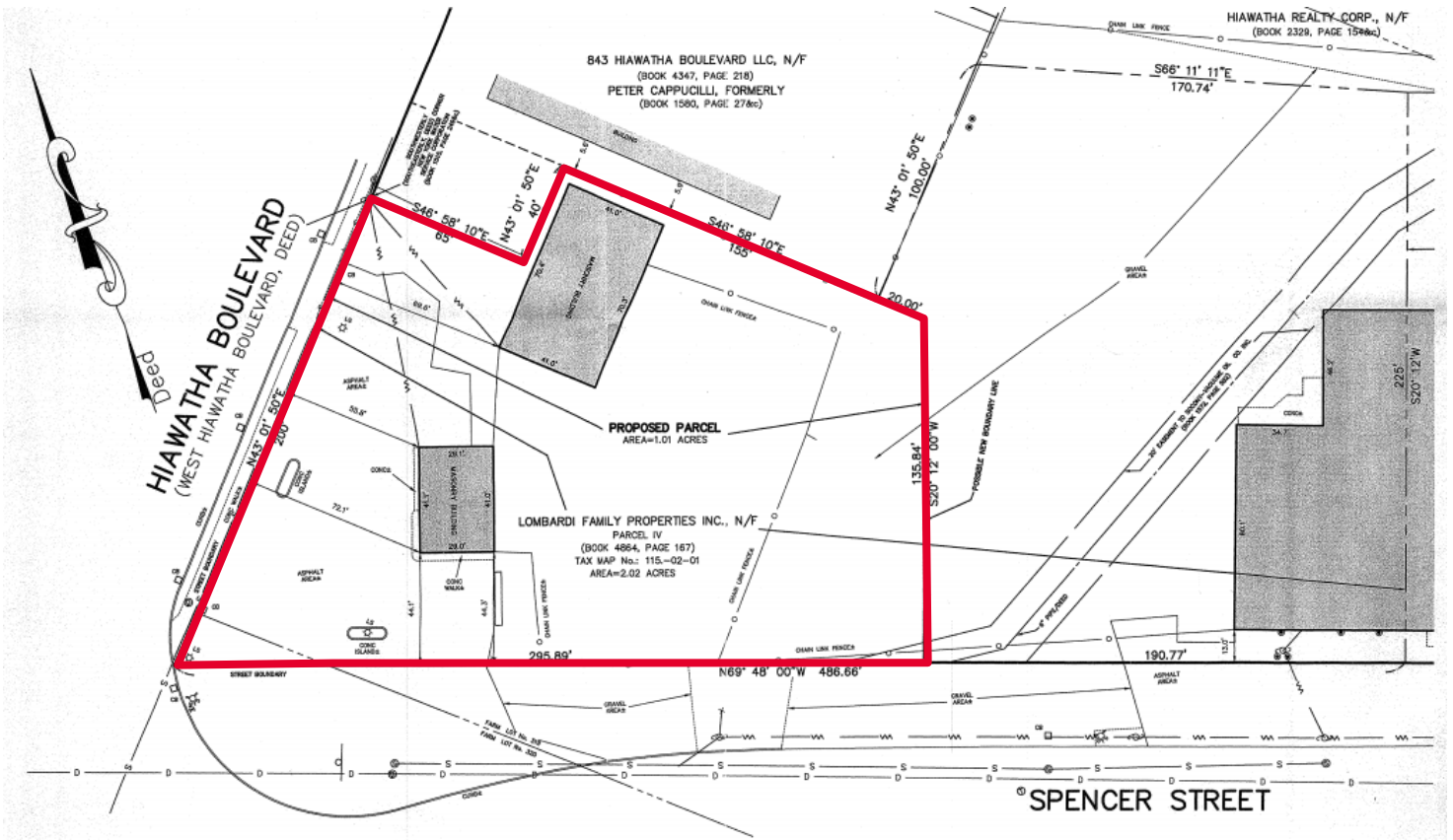
Source: NYS DOT 2019

EXCLUSIVE CONTACT

Elaina Pirro
Associate Real Estate Broker
+1 315 445 8520
epirro@pyramidbrokerage.com

John L. Clark, SIOR, CRE
Real Estate Broker
+1 315 445 8509
jclark@pyramidbrokerage.com

5845 Widewaters Parkway, Suite 200
East Syracuse, New York 13057
+1 315 445 1030
pyramidbrokerage.com



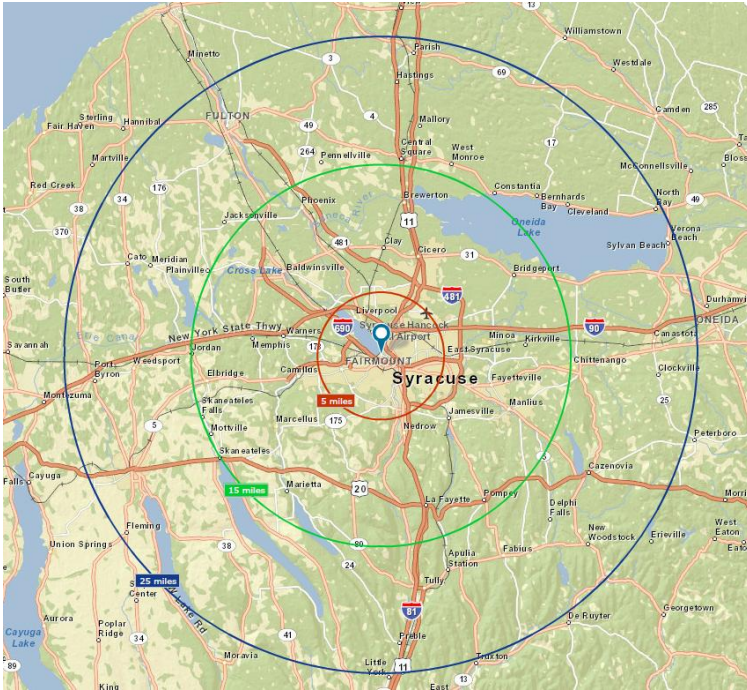


**CUSHMAN &
WAKEFIELD**



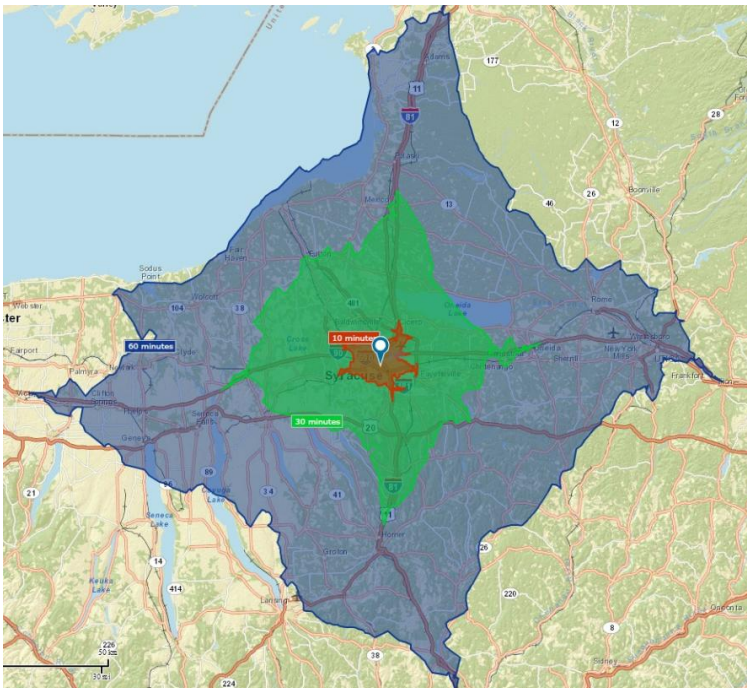
**Pyramid Brokerage
Company**

**861 Hiawatha Boulevard West
Syracuse, New York 13204**



Demographic	5 Mile	15 Miles	25 Miles
Population	225,418	469,266	621,889
Households	92,167	191,949	253,040
Average H.H. Income	\$63,816	\$82,588	\$82,248
Daytime Employees	8,773	16,443	20,983

Source: ESRI Business Analyst 2021



Demographic	10 Min.	30 Min.	60 Min.
Population	161,351	515,866	987,504
Households	66,845	210,487	396,760
Average H.H. Income	\$59,234	\$82,384	\$79,741
Daytime Employees	6,859	17,937	33,379

Source: ESRI Business Analyst 2021