



OWNED &
MANAGED BY:



FOR LEASE

UP TO 6,685± SF OFFICE/RETAIL/FLEX

Property Highlights

- First floor: 6,685± SF
- Neighboring tenant is Empire Visionworks and VedaLeaf dispensary
- Convenient access to I-690
- Zoned Industrial in the City of Syracuse
- 120+ cars parking available
- Excellent visibility and signage on Erie Blvd East
- Raw space ready for buildout
- Pylon signage available
- Can be subdivided to fit tenant needs

Traffic Counts

Erie Blvd East	14,019 AADT
Thompson Road	21,255 AADT

Source: NYS DOT 2024

Demographic	1 Mile	3 Miles	5 Miles
Population	11,080	95,173	191,954
Households	4,435	38,487	79,115
Average H.H. Income	\$84,349	\$83,176	\$82,317
Daytime Employees	5,057	76,322	155,221

Source: ESRI Business Analyst 2025



EXCLUSIVE CONTACT

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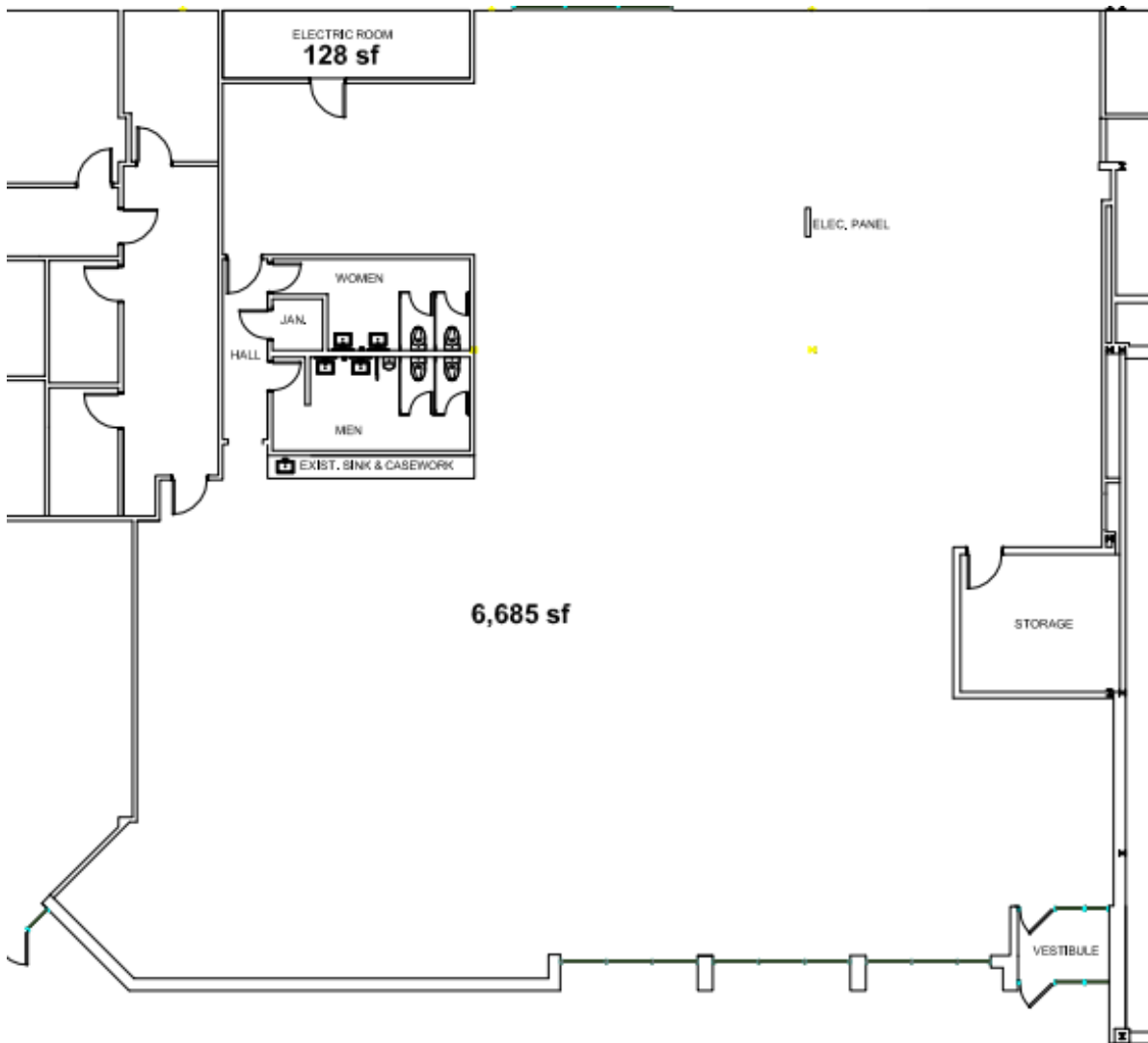
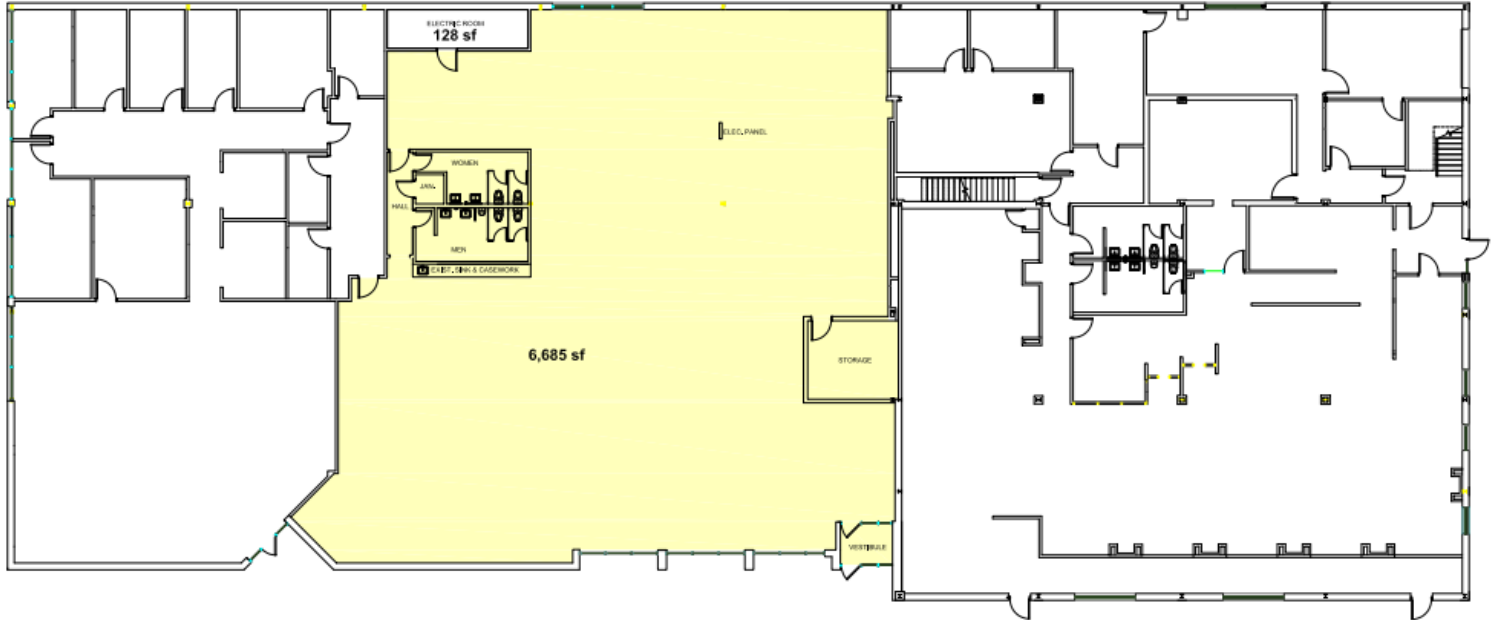


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WAKEFIELD**



**Pyramid Brokerage
Company**

**2921 Erie Boulevard East
Syracuse, New York 13224**



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6,685± SF remaining to be renovated with new storefront for either 1, 2 or 3 Tenants!



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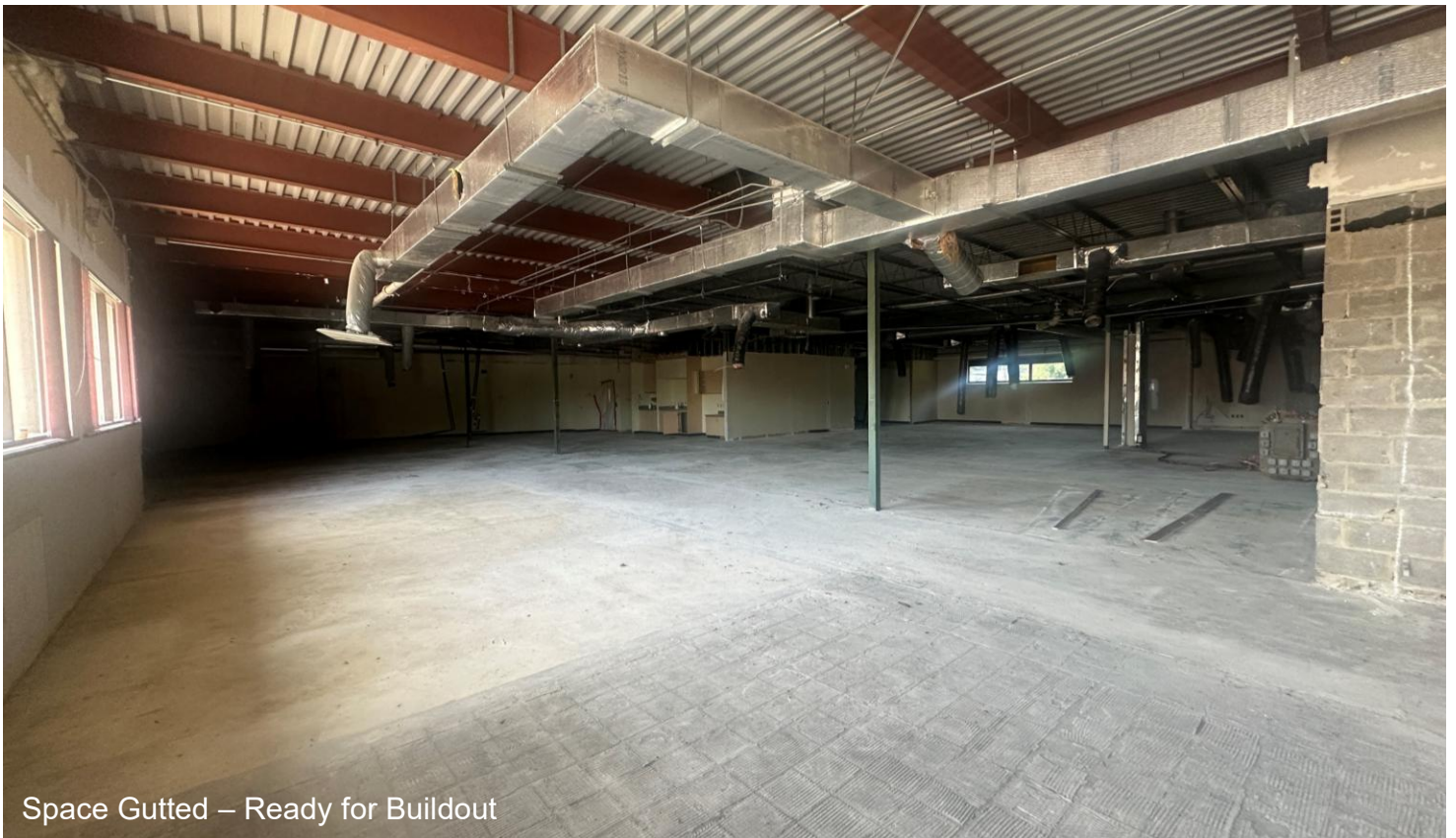


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Entrance Storefront



Space Gutted – Ready for Buildout

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