



**CUSHMAN &  
WAKEFIELD**



**Pyramid Brokerage  
Company**

**3712 New Court Avenue  
Syracuse, New York 13206**



**FOR SALE**

# 2,369± SF FREESTANDING RESTAURANT

## Property Highlights

- Approximately 2,369± SF building with 174' frontage on New Court Avenue
- Two parcel assemblage totaling 0.66 acres
- Large, open floor plan
- Paved parking lot for 25 cars with room for expansion on adjoining lot
- Large roadside pylon sign
- Tremendous visibility along primary east/west commercial/industrial corridor

| Demographic                        | 1 Mile   | 3 Miles  | 5 Miles  |
|------------------------------------|----------|----------|----------|
| Population                         | 10,269   | 97,735   | 208,722  |
| Households                         | 5,059    | 42,534   | 88,514   |
| Average H.H. Income                | \$73,020 | \$76,193 | \$83,087 |
| Daytime Employees                  | 4,963    | 84,699   | 168,994  |
| Source: ESRI Business Analyst 2026 |          |          |          |

## Traffic Counts

|               |            |
|---------------|------------|
| New Court Ave | 6,899 AADT |
| Route 288     | 8,329 AADT |

Source: NYS DOT 2025

## EXCLUSIVE CONTACT

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