CUSHMAN & WAKEFIELD | Pyramid Brokerage Company

3712 New Court Avenue
Syracuse, New York 13206



FOR SALE

2,068± SF FREESTANDING RESTAURANT

Property Highlights

- Approximately 2,068± 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

David M. Carnie, CCIM
Associate Real Estate Broker
+1 315 679 7279
dcarnie@pyramidbrokerage.com

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

Independently Owned and Operated / A Member of the Cushman & Wakefield Alliance
Cushman & Wakefield Copyright 2025. No warranty or representation, express or implied, is made to the accuracy or completeness of the information contained herein, and same is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice, and to any special listing conditions imposed by the property owner(s). As applicable, we make no representation as to the condition of the property (or properties) in question.

CUSHMAN & WAKEFIELD | Pyramid Brokerage Company

3712 New Court Avenue
Syracuse, New York 13206









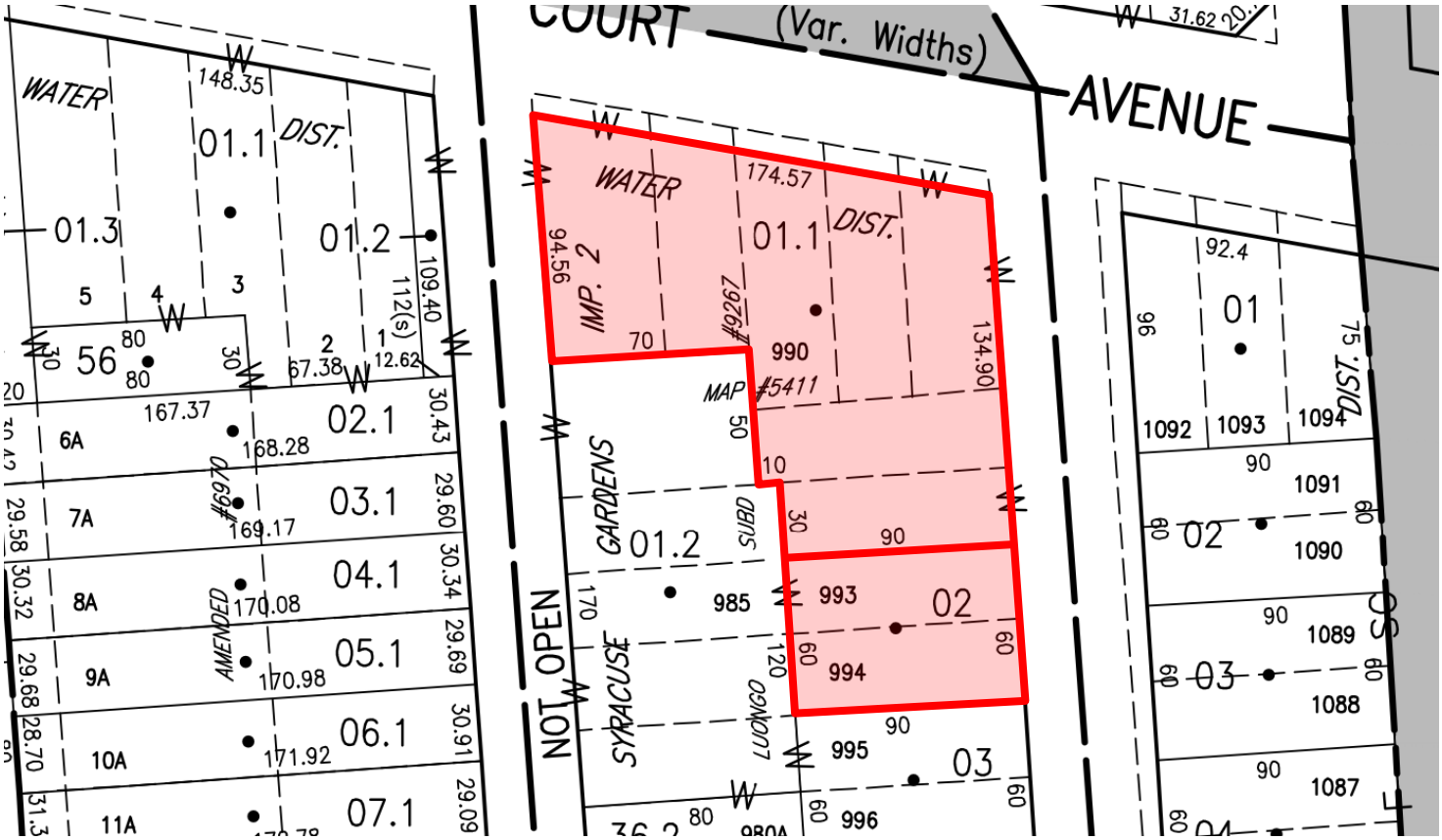




Independently Owned and Operated / A Member of the Cushman & Wakefield Alliance
Cushman & Wakefield Copyright 2025. No warranty or representation, express or implied, is made to the accuracy or completeness of the information contained herein, and same is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice, and to any special listing conditions imposed by the property owner(s). As applicable, we make no representation as to the condition of the property (or properties) in question.

CUSHMAN & WAKEFIELD | Pyramid Brokerage Company

3712 New Court Avenue
Syracuse, New York 13206





Independently Owned and Operated / A Member of the Cushman & Wakefield Alliance
Cushman & Wakefield Copyright 2025. No warranty or representation, express or implied, is made to the accuracy or completeness of the information contained herein, and same is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice, and to any special listing conditions imposed by the property owner(s). As applicable, we make no representation as to the condition of the property (or properties) in question.