


FOR LEASE

1,116± SF RETAIL SPACE AVAILABLE JAN. 2027

Property Highlights

- 1,116± SF of attractive, well-maintained retail space, currently occupied by The Wine House and available January 2027.
- Features hardwood-style flooring, extensive built-in shelving, display fixtures, track lighting, and a dedicated tasting area.
- Ideal for specialty retail, boutique, showroom, or service-oriented uses.
- Affluent trade area serving one of the Syracuse area's highest-income demographics.
- Excellent access via a signalized intersection with multiple entry points.
- High visibility along Route 92, a major commuter corridor.
- Modern retail center built in 2006 with parking and exterior upgrades.
- Prime retail synergy with shared access to Walgreens, Circle K, and NBT Bank.
- Established tenant mix including Gabrielle Chocolates & Ice Cream, Supercuts, Sammy's NYC Deli, Miracle-Ear, Modern Nails, Impact Martial Arts, and Fayetteville-Manlius Oral Surgery.

Demographic	1 Mile	3 Miles	5 Miles
Population	4,336	16,201	29,056
Households	1,699	6,439	12,012
Average H.H. Income	\$194,817	\$180,798	\$170,565
Source: ESRI Business Analyst 2026			

Traffic Counts

Cazenovia road (Rt. 92)	15,748 AADT
Pompey Center Road	5,048 AADT
Source: NYS DOT 2025	



EXCLUSIVE CONTACT

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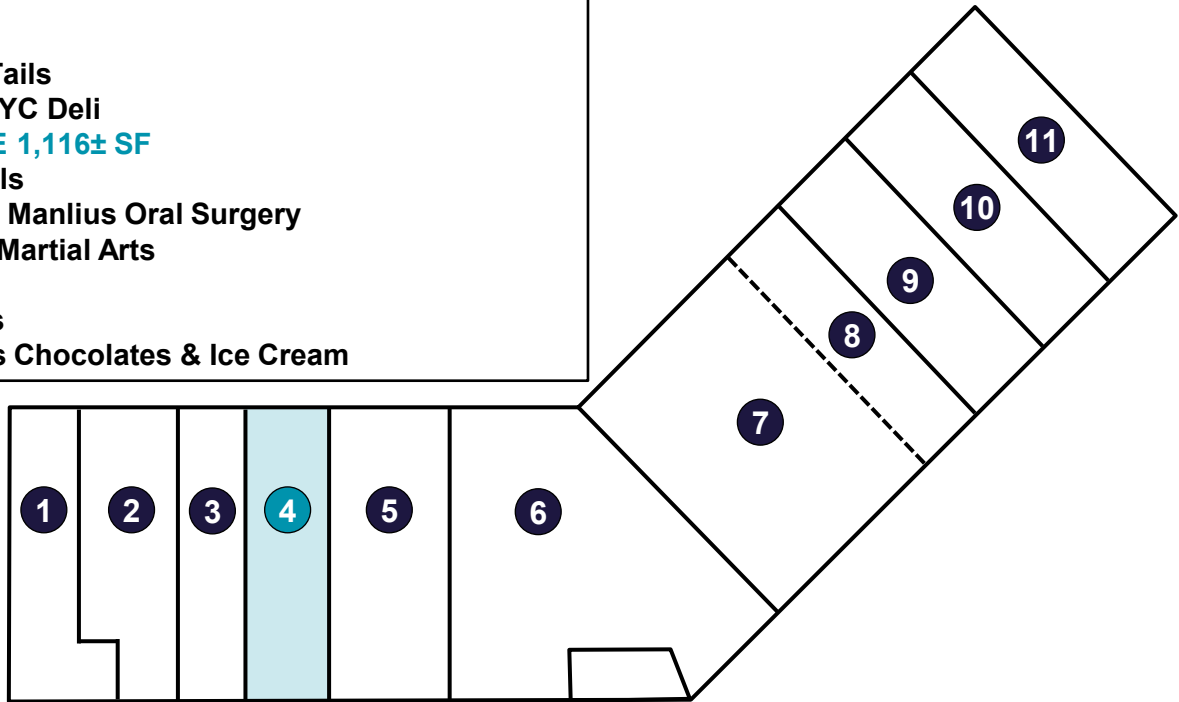


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Company**

**8240 Cazenovia Road (Rt. 92)
Manlius, New York 13104**

Tenant Key

- 1 – Goodwill
- 2 – Suburban Tails
- 3 – Sammy's NYC Deli
- 4 – **AVAILABLE 1,116± SF**
- 5 – Modern Nails
- 6 – Fayetteville Manlius Oral Surgery
- 7 & 8 – Impact Martial Arts
- 9 – Miracle Ear
- 10 – SuperCuts
- 11 – Gabrielle's Chocolates & Ice Cream





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