CUSHMAN & WAKEFIELD | Pyramid Brokerage Company

709 East Genesee Street
Syracuse, New York 13210


Front (Genesee St.)


Rear (Fayette St.)

FOR SALE / LEASE

INVESTMENT: RETAIL & APARTMENTS STEPS TO SYRACUSE UNIVERSITY/SUNY

Property Highlights

- 4,500± SF ground-floor retail space, available for lease (or for a user/buyer) at $112,500/yr NET
- Suits retail, office, or medical use; 32,325 daytime employees within 0.5 mile
- Five (5) fully renovated apartments generating income
- On-site, 23-car parking
- Two blocks from 2,000-bed new student housing; across the street from the $40M, 259-unit Gateway Apartments
- Sits within the $2.25B I-81 Community Grid corridor, reconnecting downtown Syracuse (completion 2029)
- Two blocks from new north/south Route 690 Crouse Avenue interchange

Demographic	.25 Mile	.5 Miles	1 Mile
Population	1,766	6,923	28,462
Households	1,041	3,552	11,386
Average H.H. Income	$50,015	$44,322	$51,043
Daytime Employees	2,799	32,325	62,214
Source: ESRI Business Analyst 2025			

Traffic Counts	
East Genesee Street	7,543 AADT
Interstate 81	56,572 AADT
Source: Sites USA (Inrix)	

EXCLUSIVE CONTACT

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The Lofts at 709
709 East Genesee St., Syracuse, NY 13210

Rental Description and Monthly / Annual Rental Rates:

Apartment A:	1 bedroom, 917 SF	$1,990 / Mo.	$23,880 / Yr.	Air BNB (furnished)
Apartment B:	1 bedroom, 700 SF	$1,600 / Mo.	$19,200 / Yr.	Expires 9/30/2026
Apartment C:	1 bedroom, 905 SF	$1,850 / Mo.	$22,200 / Yr.	Expires 7/31/2027
Apartment D:	Studio, 420 SF	$1,200 / Mo.	$14,400 / Yr.	Expires 5/31/2027 (furnished)
Apartment E:	1 bedroom, 700 SF	$1,650 / Mo.	$19,800 / Yr.	Expires 9/30/2027
First Floor:	4,500 SF	$9,375 / Mo.	$112,500 / Yr.	Available

2nd Floor Apartments: Upscale finishes, hardwood floors, premium appliances, including washing machine / dryer and upgraded fixtures in bathrooms and kitchens. Rent includes wifi, water, one surface lot parking space per apartment, tenant storage closets, some gas fireplace inserts and mounted flat screen television. Tenant responsible for electricity (heat) and cable.

Comparables:
311 Forman Ave: 2-acre sale for $8,000,000; now 385 bed student housing
1001 East Genesee Street: 2-acre sale for $8,000,000; now 365 bed student housing
919 East Genesee Street: 2.85-acre sale for $13,000,000; now 606 bed student housing

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Rendering shows the reduced footprint the developer's proposed Gateway Apartments project at East Fayette and Almond streets in Syracuse. The building will contain 259 apartments.
Passero Engineering Architecture

706 E. Washington Street
Sold with 712 E.
Washington for $2,000,000

712 E. Washington Street

701-03 E. Fayette Street
Sold for $1,365,000

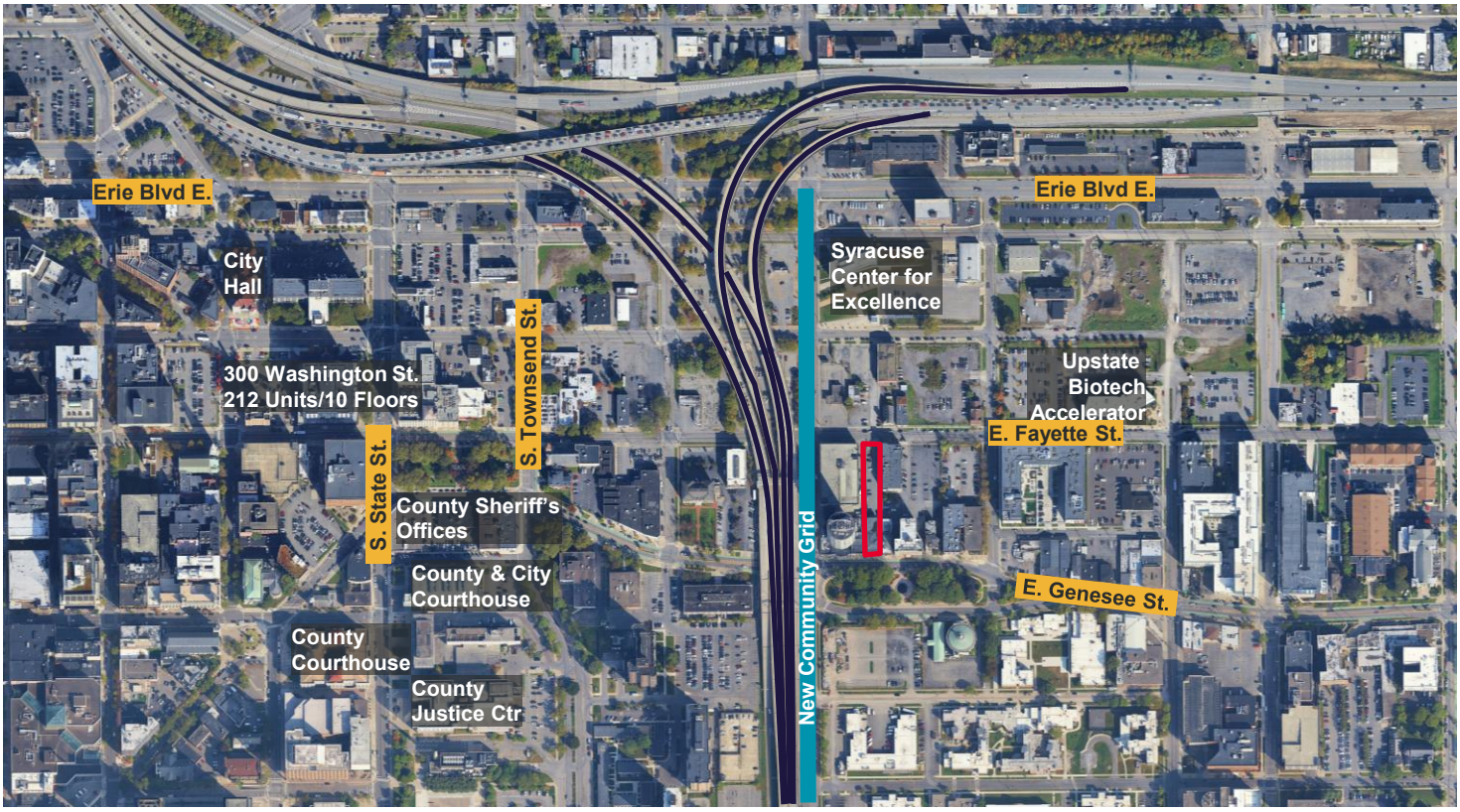
705 E. Fayette Street
Sold for $585,000

709 E. Genesee Street

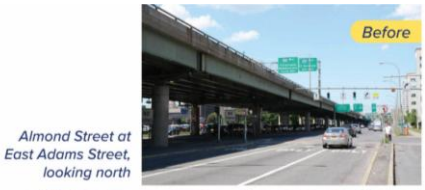
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- Demolishes the 1-81 viaduct between the railway bridge near Renwick Avenue and the 1-81/1-690 interchange
- Re-designates the portion of 1-81 between its interchanges with 1-481(Exits 16A and 29) as Business Loop 81(BL 81), including Almond Street and Erie Boulevard from Almond Street to Oswego Boulevard
- Re-designates 1-481 as the new 1-81
- Reconstructs I-690 from Leavenworth Avenue to Beech Street, with a partial BL 81/1-690 interchange
- Provides direct connections to and from 1-690 and BL 81 at West Street, Crouse and Irving Avenues (to and from I-690), Clinton Street, Oswego Boulevard, and Pearl Street (to and from northern BL 81)
- Channels north-south traffic through Almond Street and along parallel corridors, such as Crouse Avenue, Irving Avenue, State Street, and Townsend Street. East-west traffic routes would include Erie Boulevard, Harrison Street, and Adams Street
- Constructs a new northbound BL 81exit ramp to East Colvin Street

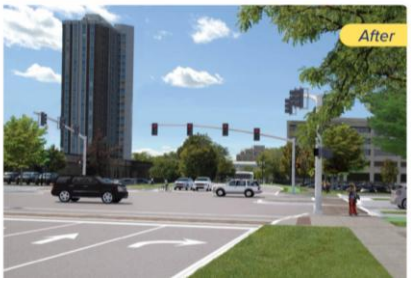


Almond Street at East Adams Street, looking north





Harrison Street at Almond Street, looking west



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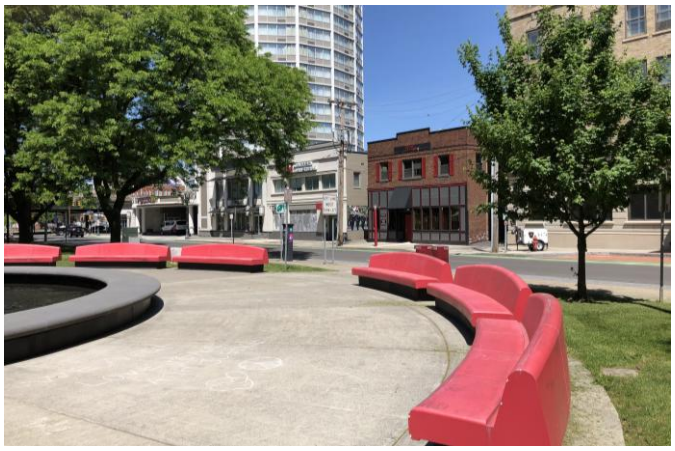
Parking lot (23 spaces) from East Fayette Street curb cut



Primary retail tenant entry (from East Fayette Street)



Secondary side entry for residential tenants (w/key pad)



Front entry for residential tenants from East Genesee Street – view from Forman Park (full city block)



Front entry exclusively for residential tenants from East Genesee Street – view from Forman Park



Building view from East Genesee Street

Front of building entry for 2nd floor tenants only.

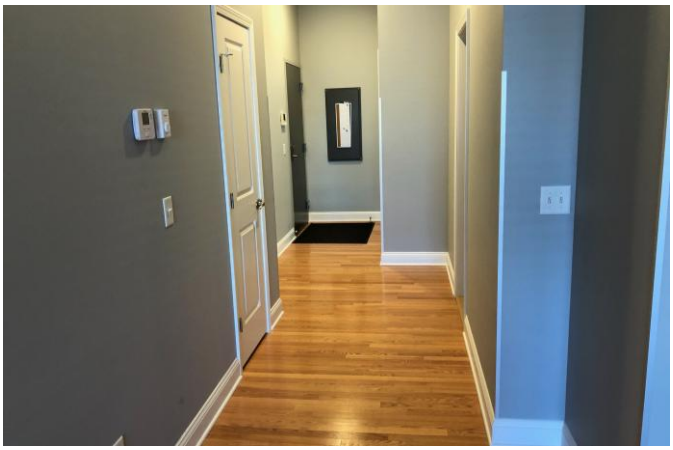
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Standard living area



Standard kitchen finish



Typical Apartment Interior Finishes



Standard Marble, Granite, and Glass Shower Enclosure for (5) 2nd Floor Apartments



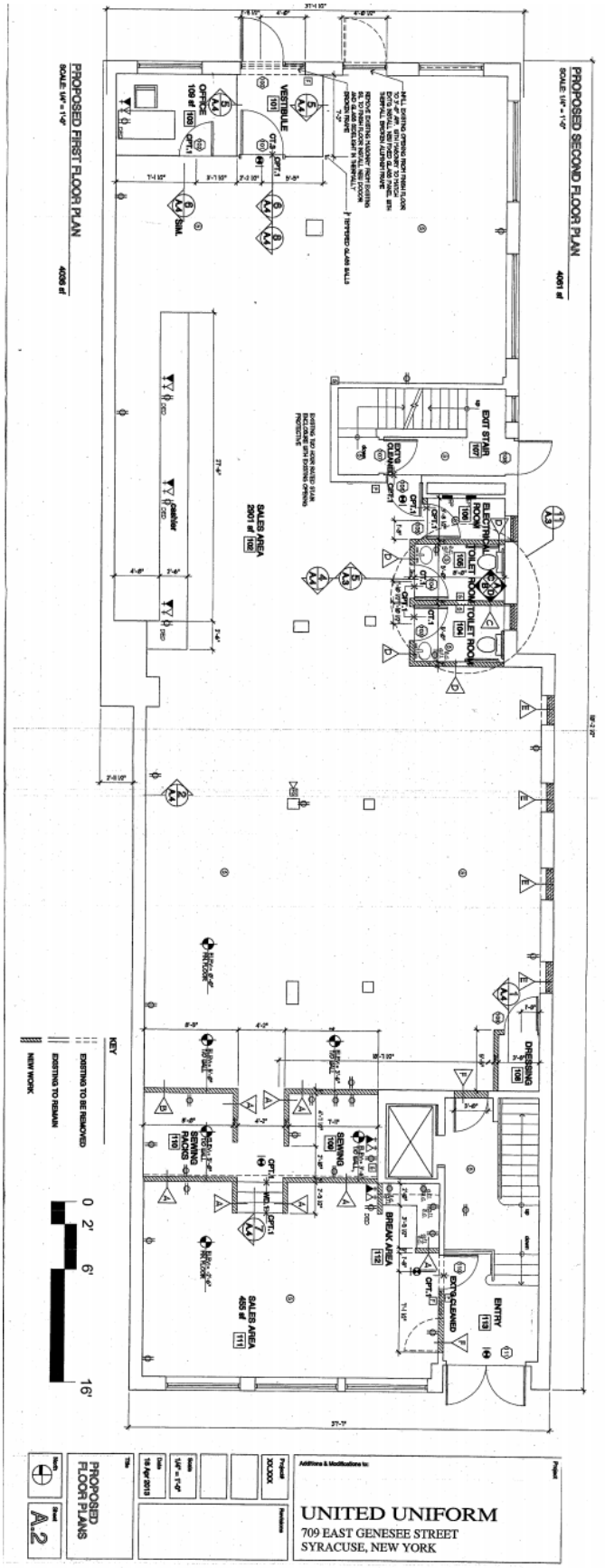
Primary Front Entry (from East Genesee Street) Dedicated to 2nd Floor Apartments



Basement (5) 2nd Floor Apartment Storage Closets

Basement includes 1,500 SF retail storage

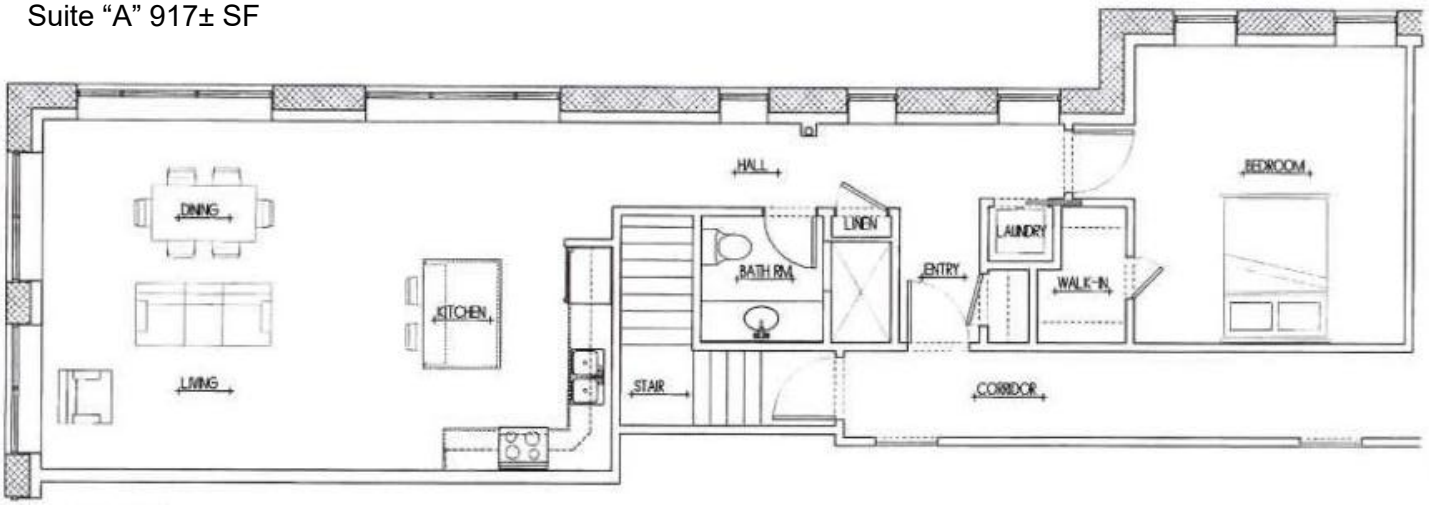
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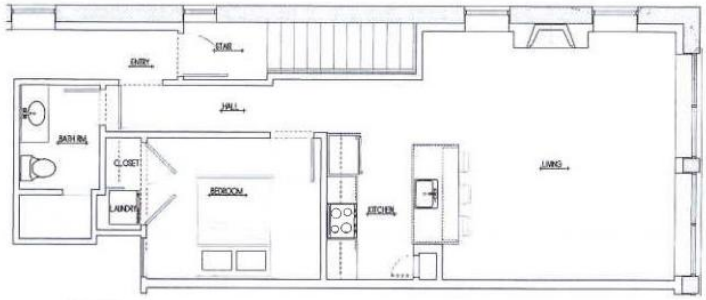
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2nd Floor Apartment Layouts

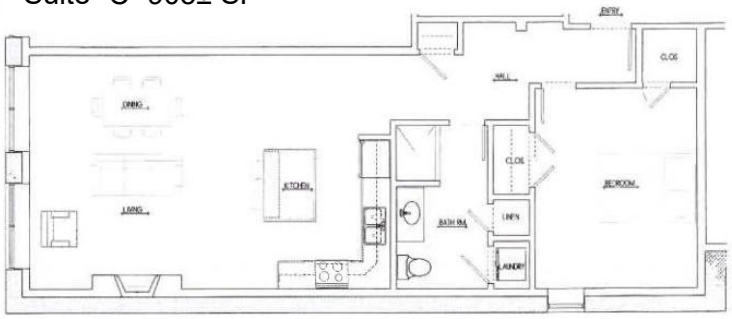
Suite “A” 917± SF



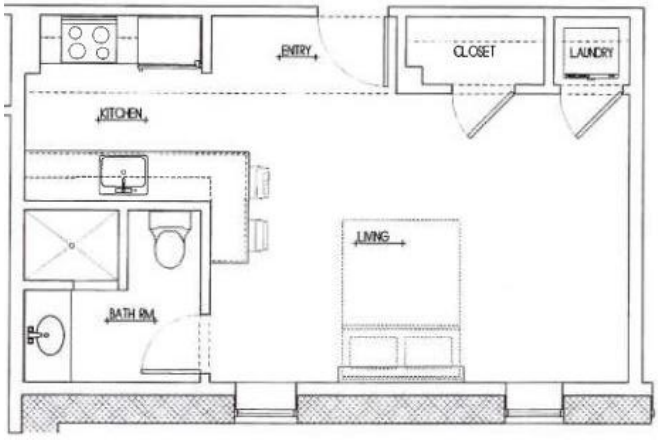
Suite “B” 650± SF (Leased)



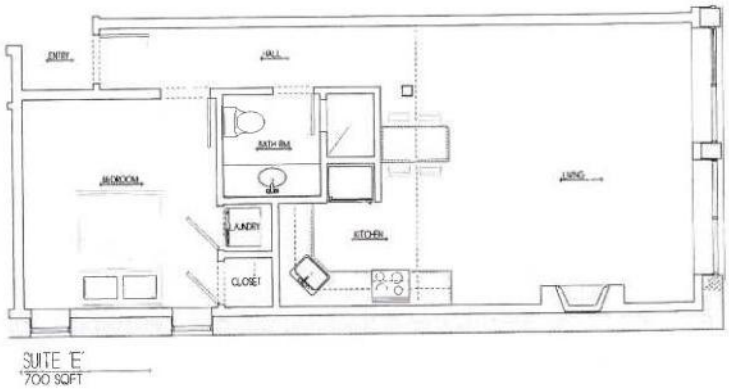
Suite “C” 905± SF



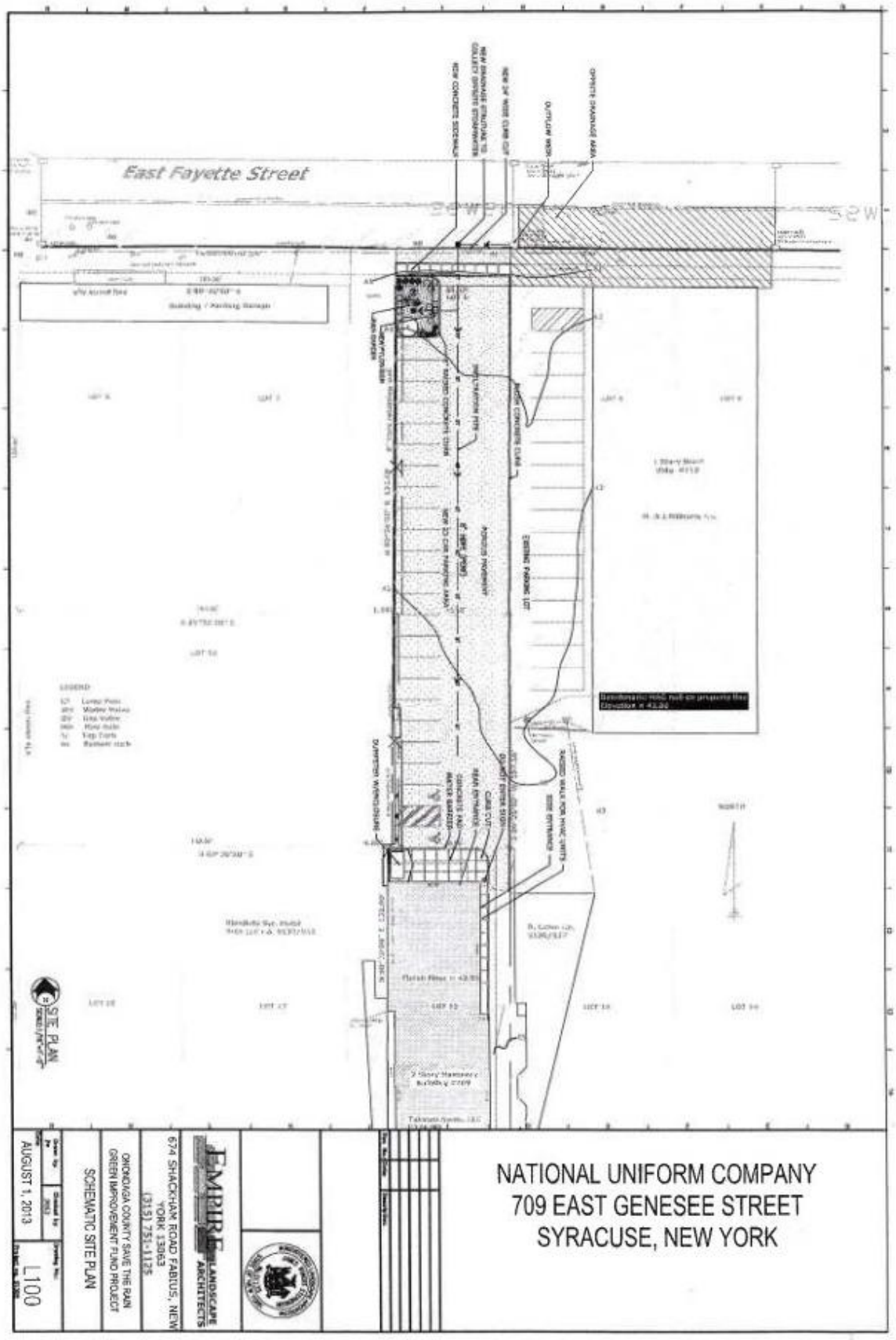
Suite “D” 420± SF (Leased)



Suite “E” 700± SF (Leased)



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