CUSHMAN & WAKEFIELD | Pyramid Brokerage Company

Pleasant Street
Manlius, New York 13104



FOR SALE

8.12± ACRES VACANT LAND

Property Highlights

- Property has approximately 65’ of frontage on East Seneca Street (Route 173) with additional 65’ of frontage on Pleasant Street
- Zoning is residential
- Utilities at road
- Near Fayetteville Manlius High School
- Surrounded by great family neighborhoods
- Parcel located in the Village of Manlius with excellent proximity to amenities

Demographic	1 Mile	3 Miles	5 Miles
Population	5,016	21,978	36,578
Households	2,191	9,087	15,050
Average H.H. Income	$157,643	$173,413	$165,785
Daytime Employees	3,972	10,697	17,821

Source: ESRI Business Analyst 2026

Traffic Counts

E Seneca Street	3,584 AADT

Source: Sites USA 2026 Inrix

EXCLUSIVE CONTACT

Elaina Pirro
Associate Real Estate Broker
+1 315 445 8520
epirro@pyramidbrokerage.com

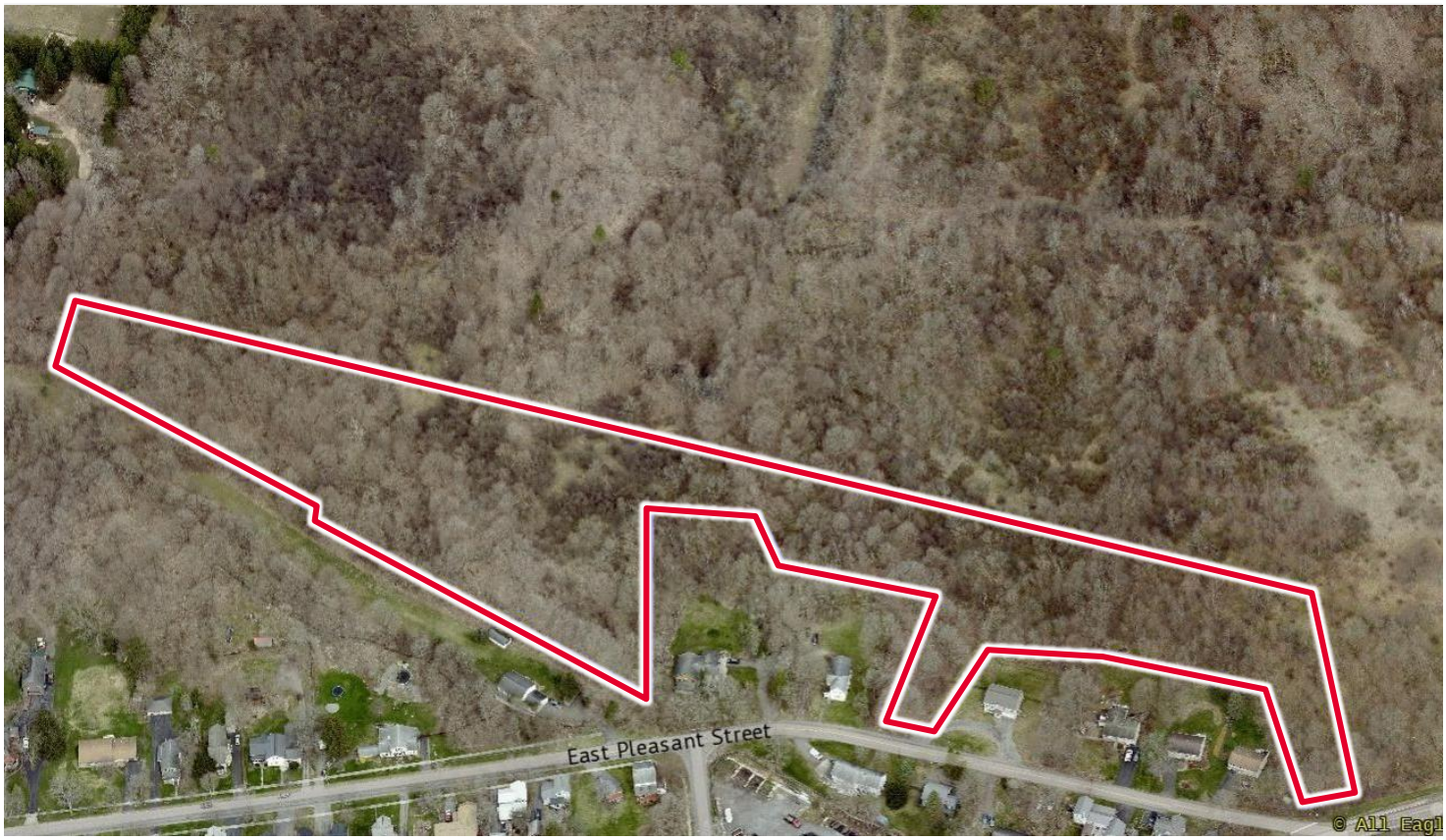
Lila “Lee” M. Salvetti
Associate Real Estate Broker
+1 315 254 3447
lsalvetti@pyramidbrokerage.com

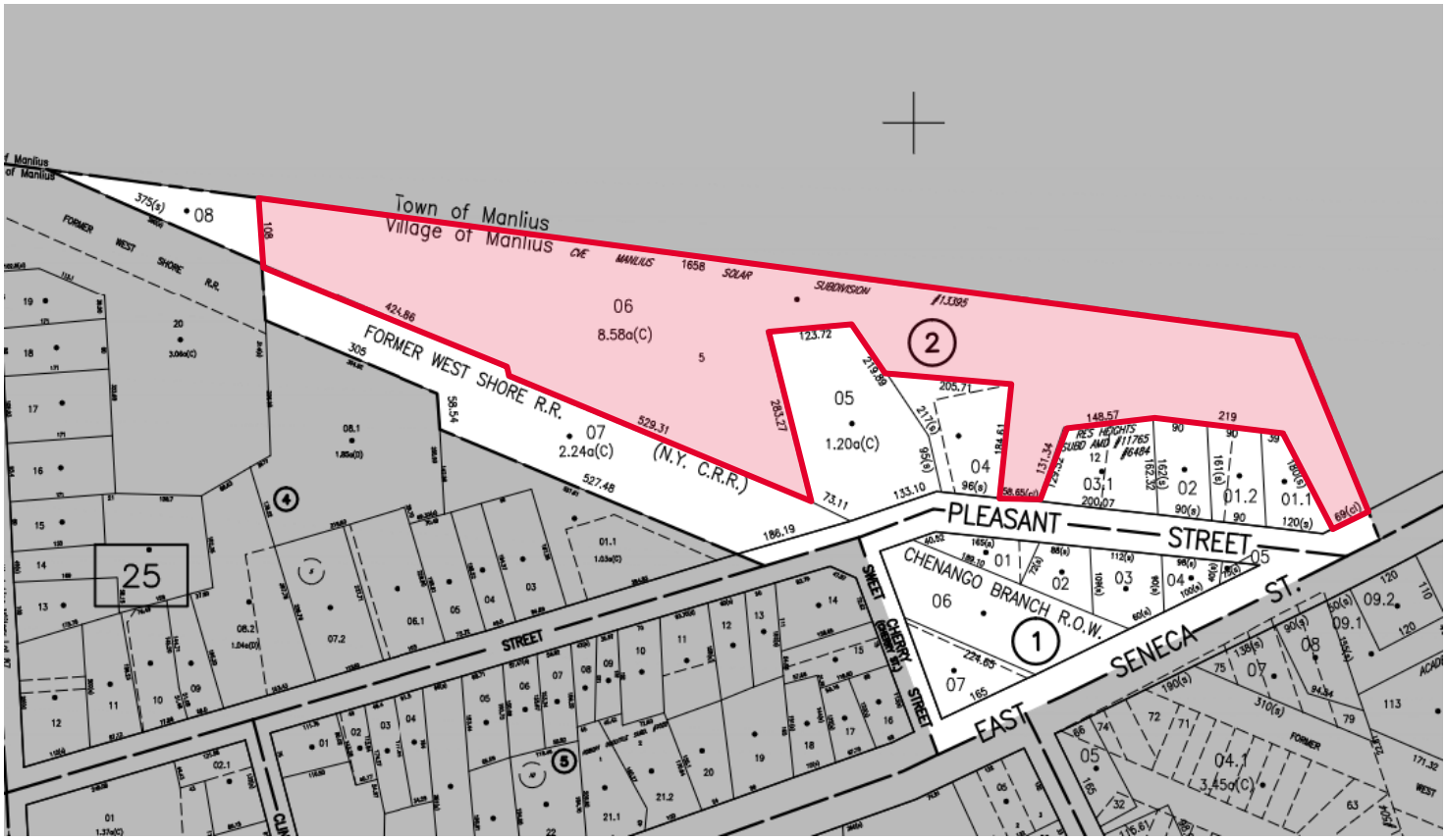
5845 Widewaters Parkway, Suite 200
East Syracuse, New York 13057
+1 315 445 1030
pyramidbrokerage.com

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

Pleasant Street
Manlius, New York 13104





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.