CUSHMAN & WAKEFIELD | Pyramid Brokerage Company

3000 – 3020 Erie Blvd E
Syracuse, New York 13224



FOR LEASE

UP TO 9,818± SF AT BUSY RETAIL CENTER

Property Highlights

- **Multiple suites available:**
  - 2,880± SF former karate studio
  - 4,205± SF can be combined for 7,085± SF
  - 1,439± SF 2nd floor office
- Two (2) additional suites may be available for a combined total of 9,818± SF
- Plenty of parking available on Headson Drive
- Great exposure and visibility
- Tremendous signage opportunity on Erie Blvd E
- Minutes from LeMoyne College and Syracuse University
- Great ADA access with parking right outside storefronts

Demographic	1 Mile	3 Miles	5 Miles
Population	10,534	87,635	187,690
Households	4,177	36,763	77,430
Average H.H. Income	$86,403	$86,917	$82,791
Daytime Employees	4,842	70,088	153,703

Source: ESRI Business Analyst 2025

EXCLUSIVE CONTACT

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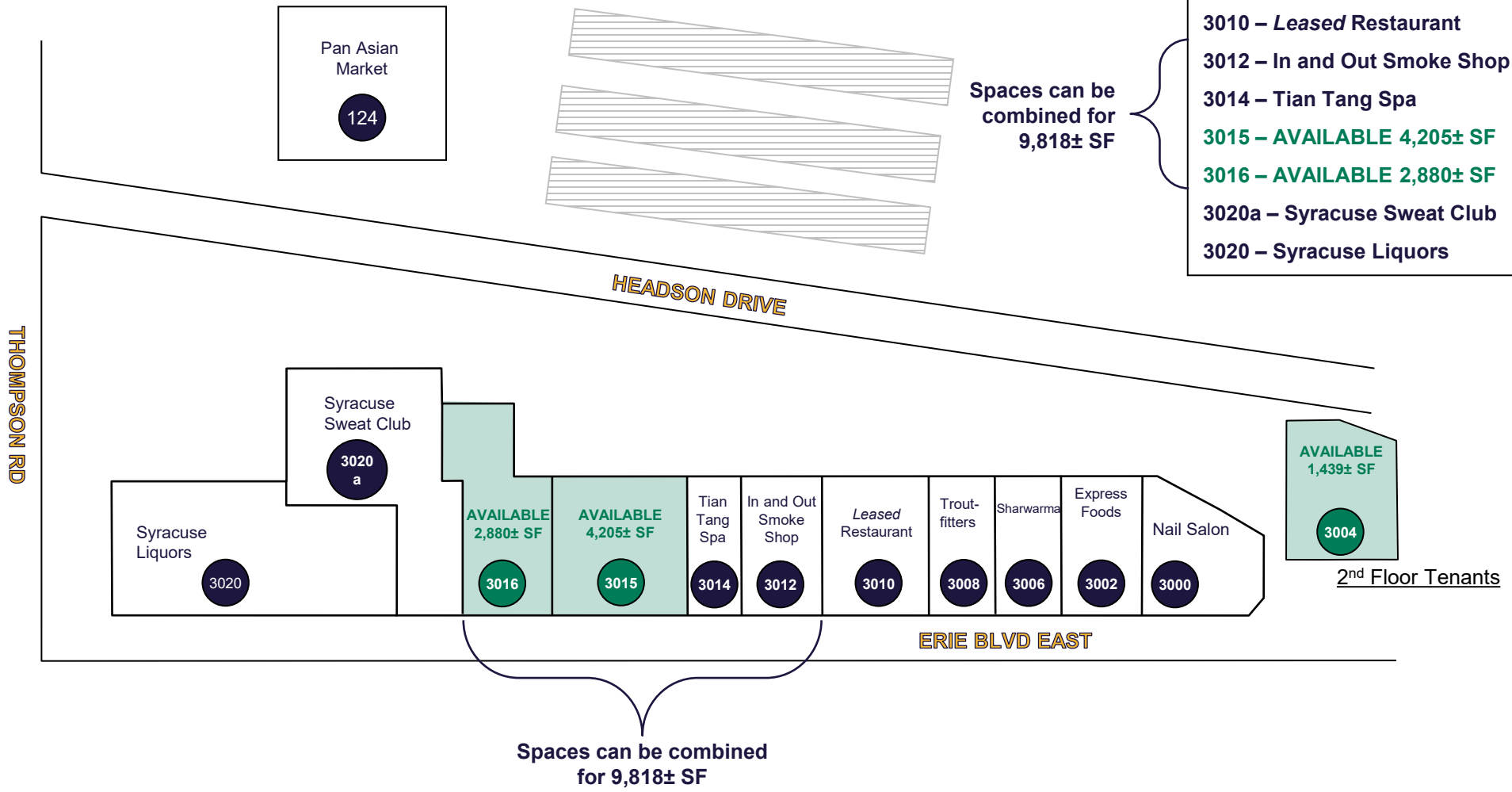
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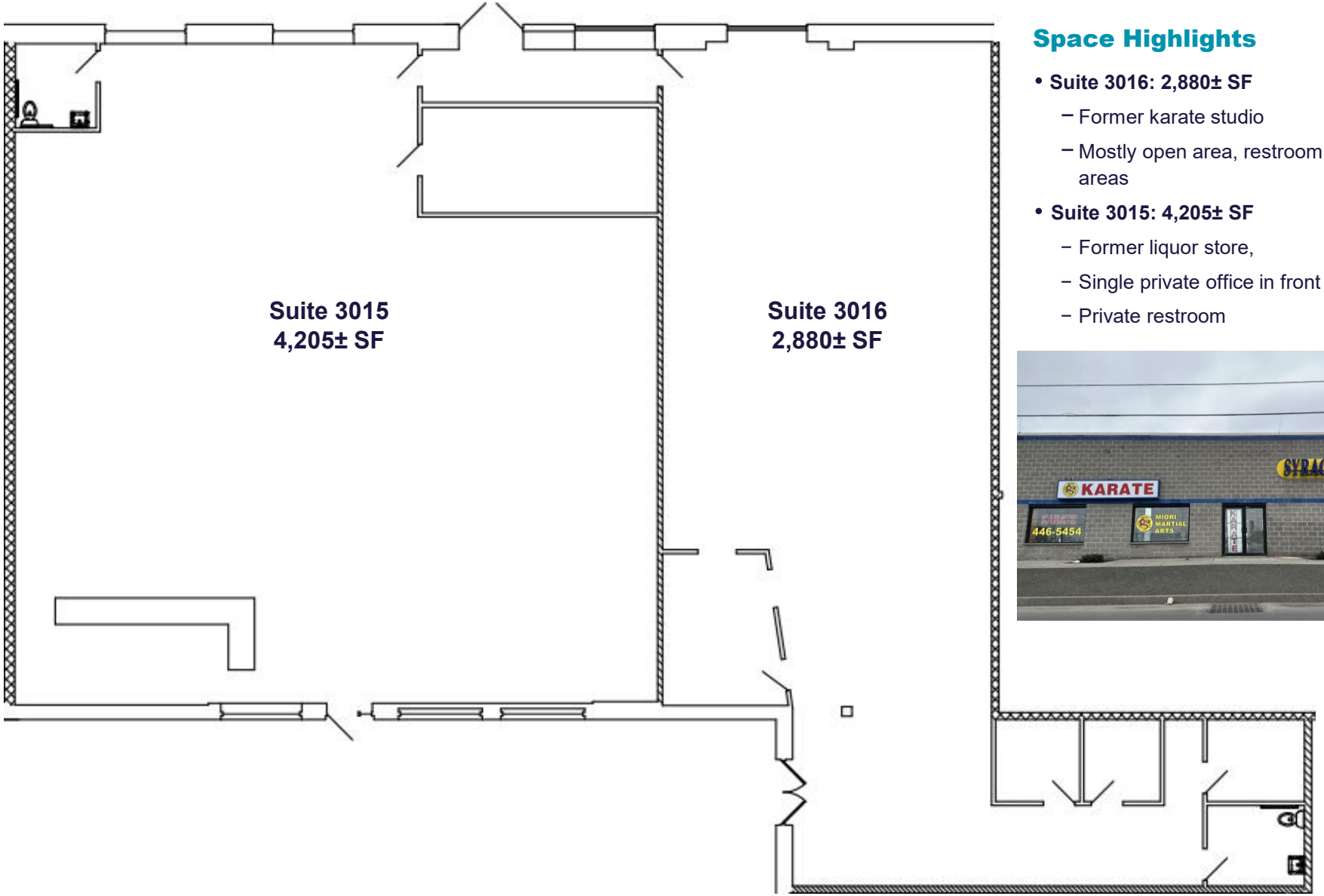
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Tenant Key

- 3000 – Nail Salon
- 3002 – Express Foods
- 3004 – AVAILABLE 1,439± SF
- 3006 – Sharwarma
- 3008 – Troutfitters at Lunds
- 3010 – *Leased* Restaurant
- 3012 – In and Out Smoke Shop
- 3014 – Tian Tang Spa
- 3015 – AVAILABLE 4,205± SF
- 3016 – AVAILABLE 2,880± SF
- 3020a – Syracuse Sweat Club
- 3020 – Syracuse Liquors



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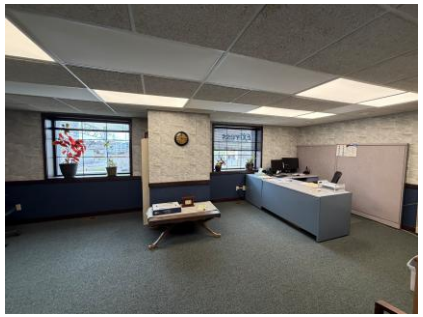
Space Highlights

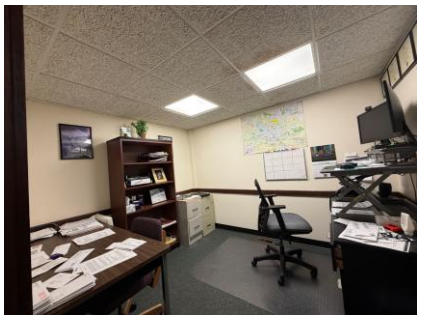
- **Suite 3016: 2,880± SF**
  - Former karate studio
  - Mostly open area, restroom and changing areas
- **Suite 3015: 4,205± SF**
  - Former liquor store,
  - Single private office in front
  - Private restroom

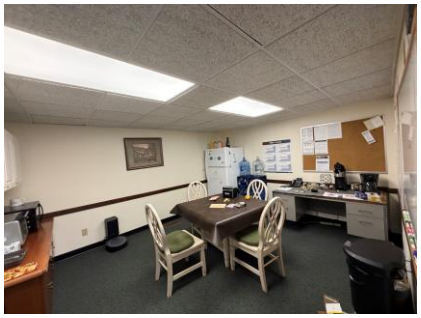
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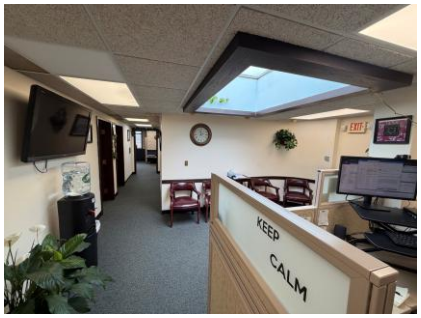
Space Highlights

- **Suite 3004: 1,439± SF**
  - Second floor suite available at Erie Place
  - Recently painted and new LED installed
  - Currently built out with three (3) private offices, reception / waiting area, break room / kitchenette and small bullpen area



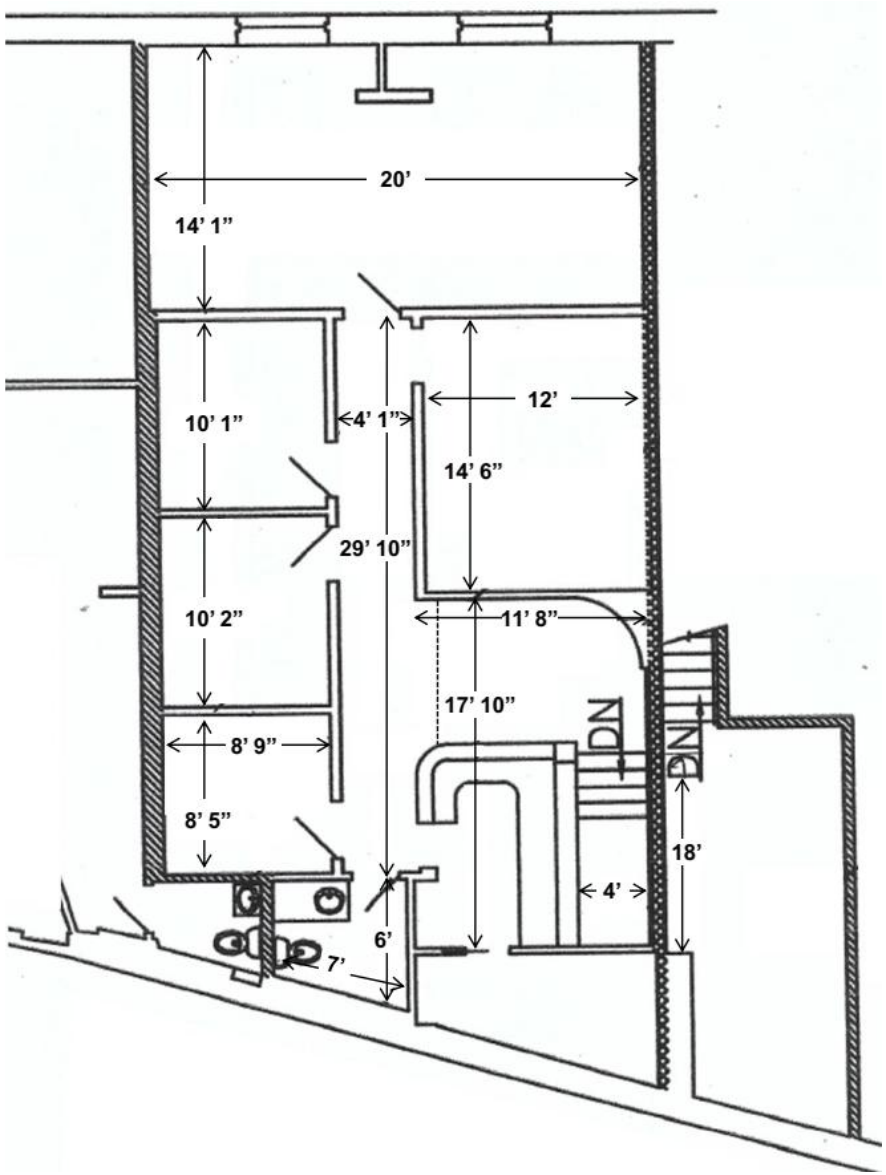








Suite 3004
1,439± SF



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ERIE BLVD RETAIL CORRIDOR – VIEW LOOKING EAST