



PROPERTY HIGHLIGHTS

FEATURES: A 236,247sf Class A mixed use office & retail property includes Redhouse Arts Center / 4-story open-air courtyard ideal for outdoor seating & nightlife / distinctive exterior illumination / 750± car on-site garage / 2nd floor balcony / full height glass storefronts

AVAILABLE: Ground floor retail, restaurant, entertainment, & street front office leasing options:
8,008± SF subdividable - frontage on S. Salina Street and interior courtyard
8,467± SF subdividable - frontage on courtyard, Jefferson St. and S. Clinton Street

LEASE RATE: Modified gross lease rate / LL deliver white shell / longterm lease / negotiable terms

EMPLOYERS: Crouse Health, SUNY Upstate Medical, St. Joseph's Health, National Grid, & SU

DOWNTOWN TRAFFIC GENERATORS:



SUTTON REAL ESTATE COMPANY

525 Plum Street, Suite 100

Syracuse, NY 13204

www.suttoncos.com

Main: 315.424.1111

CONTACT EXCLUSIVE AGENT:

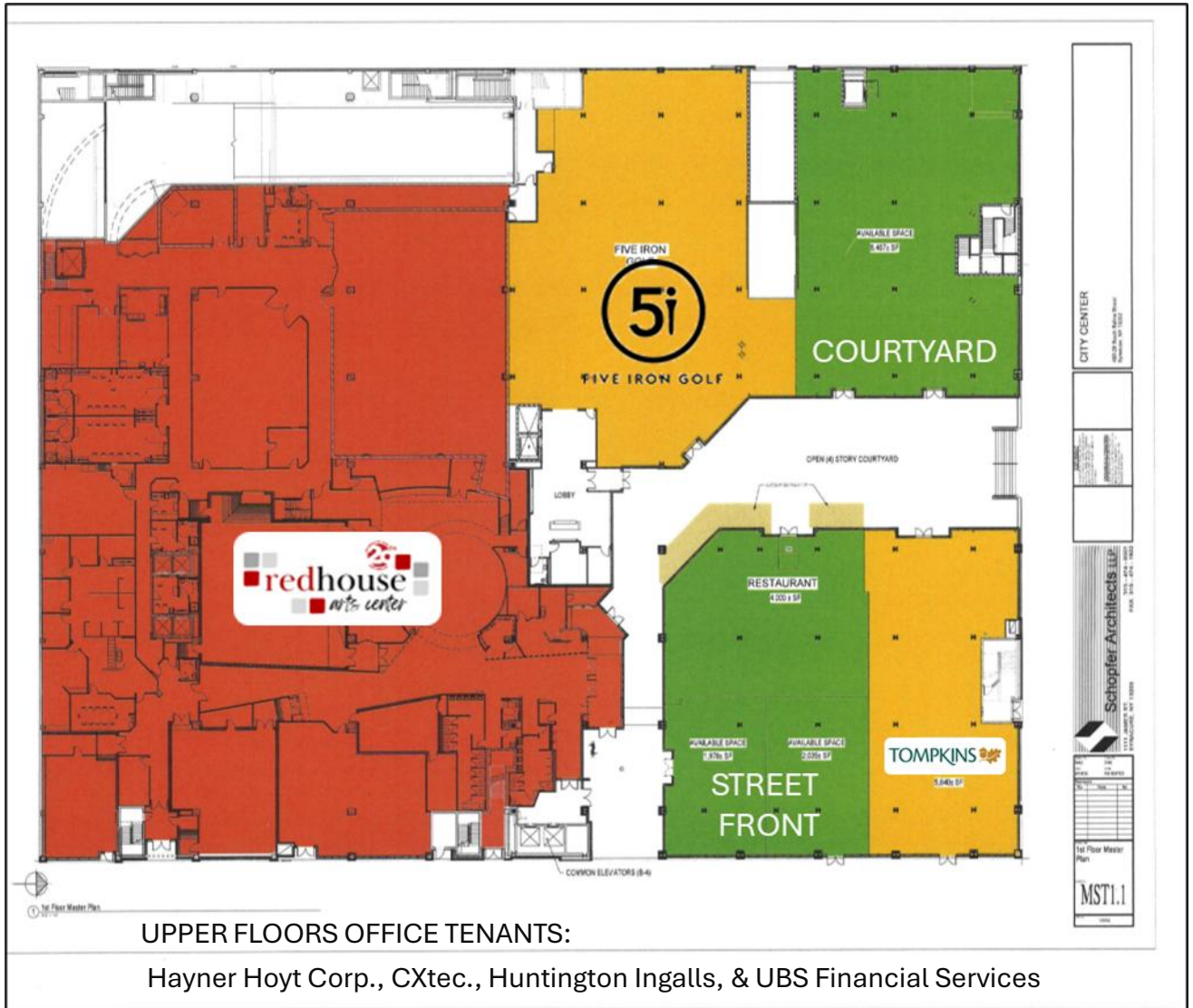
Laurence J. Socia, CLS

Licensed RE Associate Broker

LSocia@suttoncos.com

Mobile: 315.345.5600





GROUND FLOOR LEASE PLAN @ CITY CENTER

STREET LEVEL RETAIL & RESTAURANT OPTIONS

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FOR LEASE | RETAIL & RESTAURANT
CITY CENTER

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CONCEPTUAL LEASE PLAN @ 8,008± SF STREET FRONT RETAIL & RESTAURANT OPTIONS

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FACING ARMORY SQUARE

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EXISTING LEASE PLAN @ 8,467± SF COURTYARD RETAIL & RESTAURANT SPACE

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DEMOGRAPHICS

Downtown	By Radius	3 Mile	5 Mile	10 Mile
4,520	Population	149,889	228,474	476,173
1,970	Households	59,542	92,618	154,299
240 *	Businesses	10,847	15,629	22,881
30,000 *	Daytime Employees	126,279	175,610	243,537
30.7	Median Age	33.8	36.3	39.2
\$57,371	Median HH Income	\$50,135	\$58,781	\$70,582

* Estimated

Source: COSTAR Report 2026

Walk Score
91

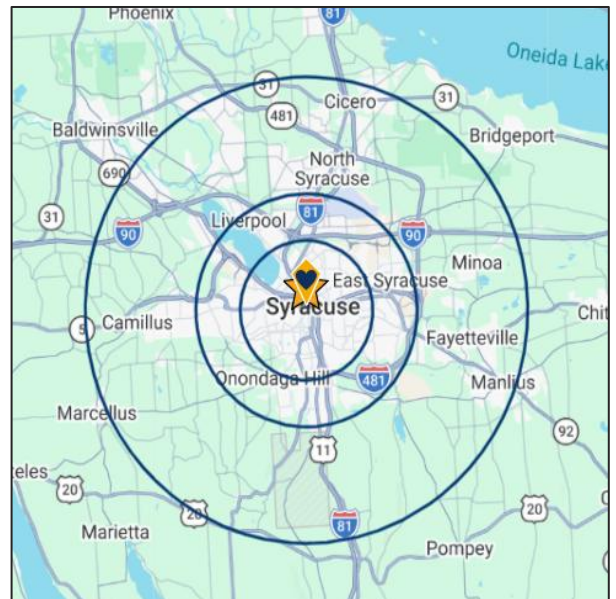
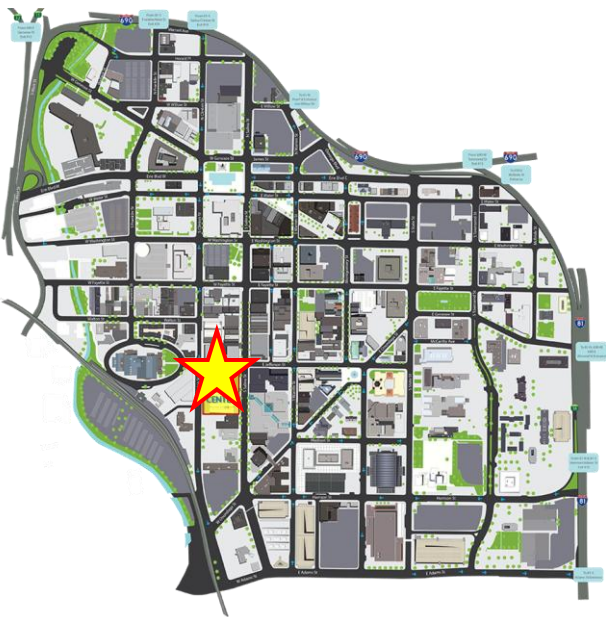
Walker's
Paradise

Bike Score
77

Very
Bikeable

Transit Score
60

Good
Transit



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