

Retail | Available

CBRE Upstate NY
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2616 Brewerton Road

Syracuse, New York 13211



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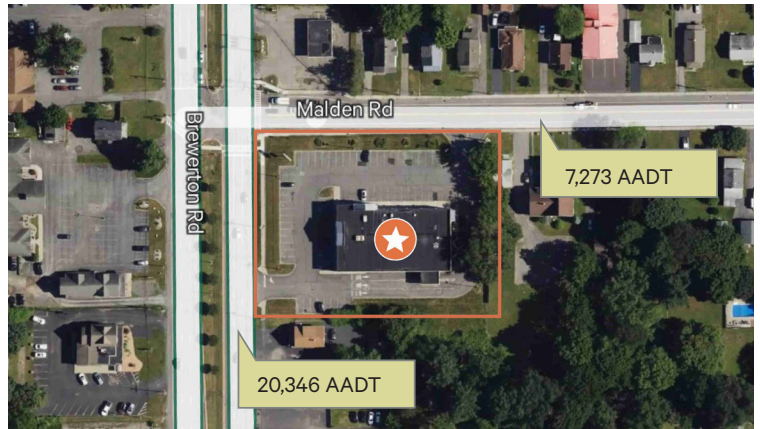
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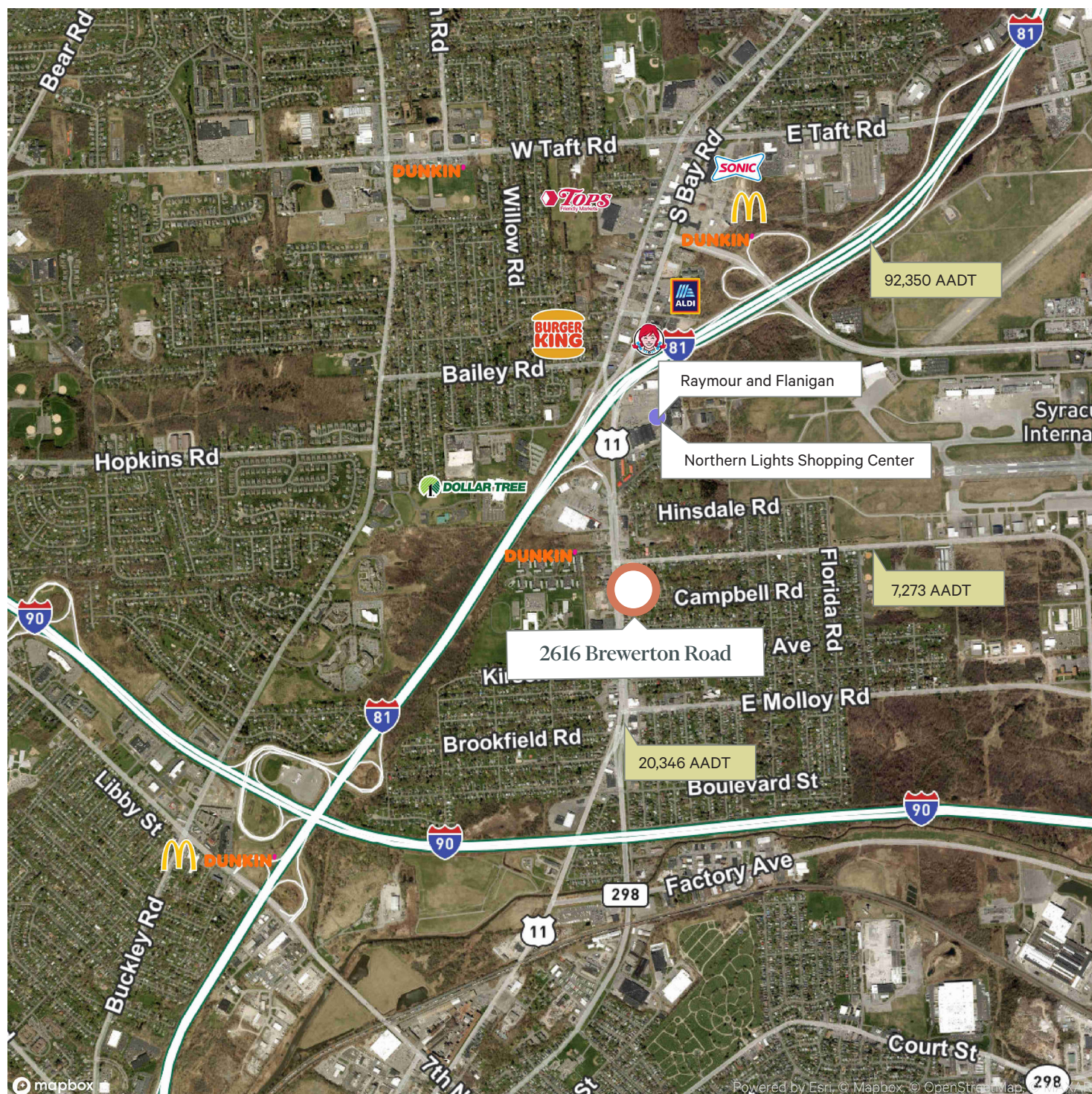
10,908 SF freestanding retail property at the signalized corner of Brewerton Road 20,346 AADT and Malden Road 7,273 AADT is being offered for sale or lease. The site was previously home to Walgreens / RiteAid and offers two drive-thru lanes and parking for 68 cars.

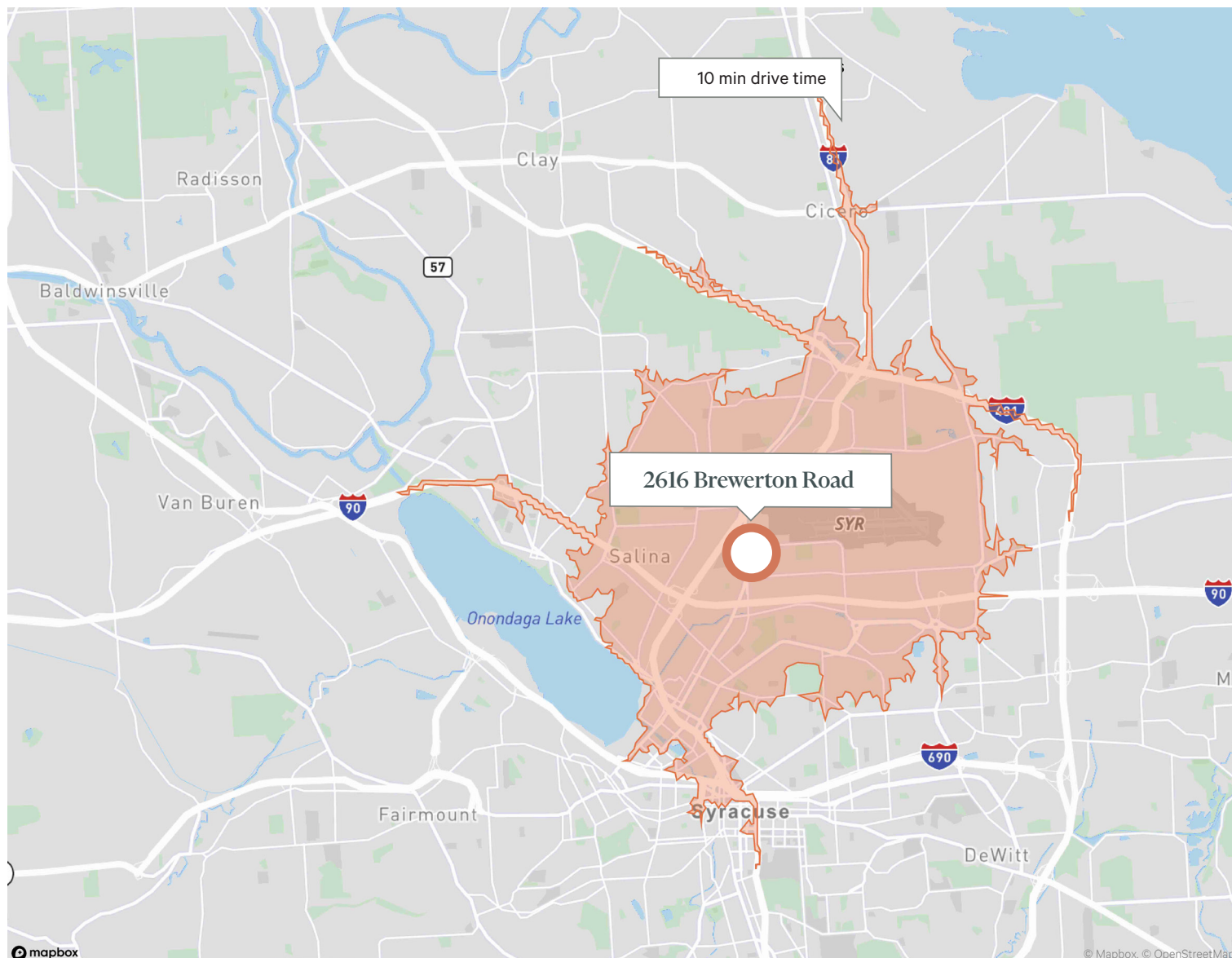
Property Highlights

- + 10,908 SF of retail space on 1.8 AC
- + Tall pylon sign at corner of signalized intersection
- + 68 parking spaces
- + Tenant controlled HVAC and central heating
- + Two blocks from the exit/entrance to Interstate 81 with 92,350 AADT
- + .5 miles south of Syracuse Hancock International Airport
- + Two blocks south of newly revitalized Northern Light Shopping Center
- + Built in 1998 of masonry and well maintained
- + Asking Rate \$13-15 NNN

Demographics	5 mi.	10 mi.	15 mi.
Household Income	\$78,641	\$95,531	\$99,543
2024 Total Population	199,299	398,407	474,551







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