


FOR SALE OR LEASE

10.89± ACRES FOR DEVELOPMENT

Property Highlights

- 10.89± acres available approximately ½ mile from Destiny USA
- NEW \$100+ million dollar Aquarium currently under construction just under 2 miles away
- Easy access to I-81 and I-690
- In proximity to Inner Harbor, a \$350 million development project includes hotels, retail and residential components
 - 150,000± SF of street level retail and restaurants,
 - 130,000± SF of office space surrounding the harbor
- Just minutes from Franklin Square and Downtown Syracuse
- Prime development location with strong traffic counts
- Great site for retailers who desire a freestanding building with the benefits of the traffic generated by the nearby shopping center

Traffic Counts

Hiawatha Blvd	23,802 AADT
I-690	56,020 AADT
I-81	81,618 AADT

Source: NYS DOT 2024

Demographic	5 Miles	15 Miles	25 Miles
Population	228,905	469,677	612,182
Households	96,476	198,793	259,720
Average H.H. Income	\$81,775	\$103,057	\$101,617
Daytime Employees	152,584	250,657	299,739

Source: ESRI Business Analyst 2025

EXCLUSIVE CONTACT

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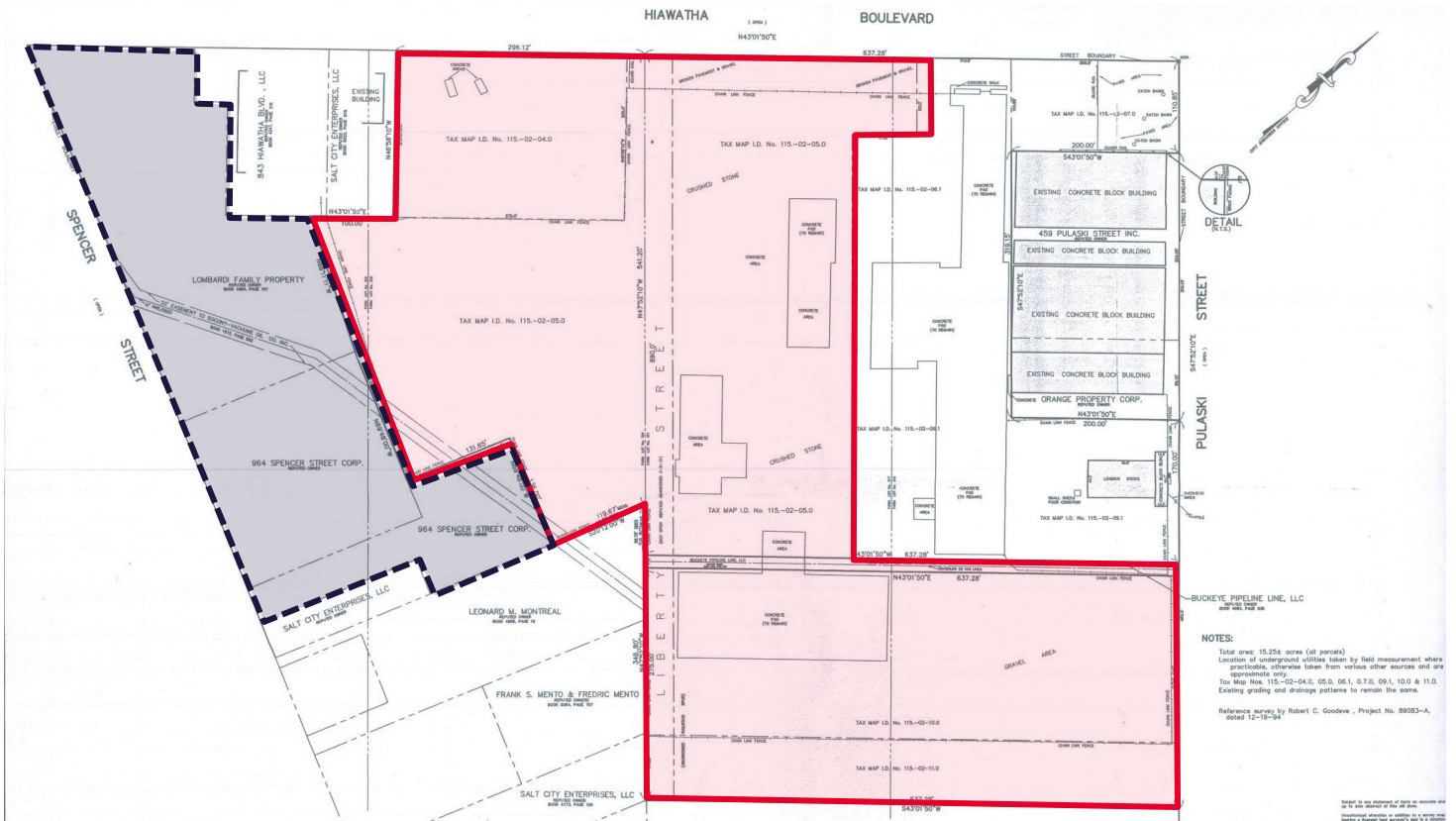


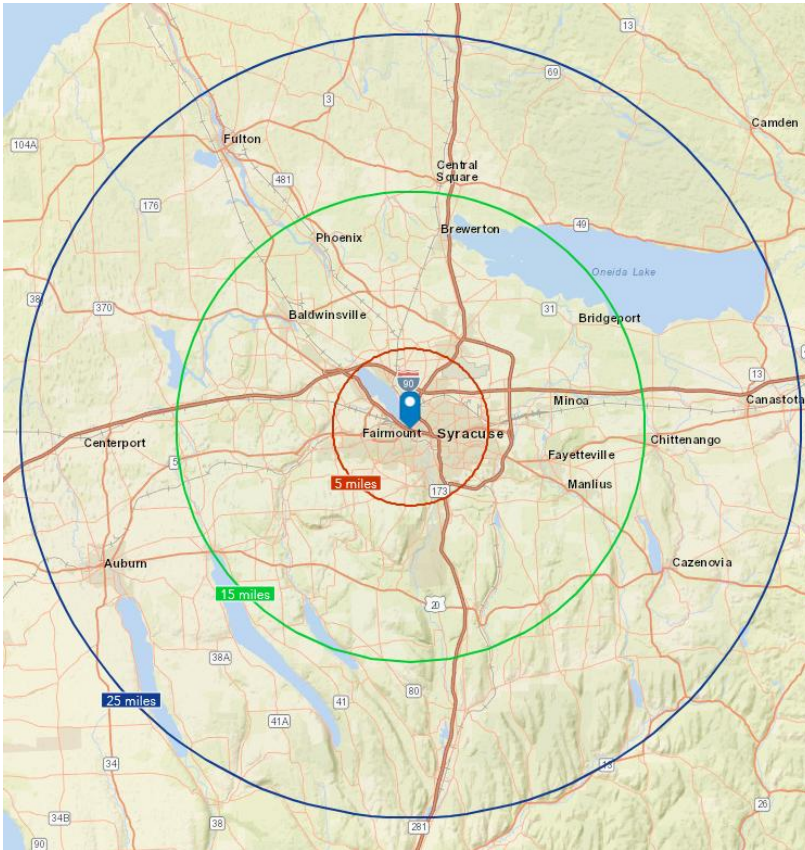
**CUSHMAN &
WAKEFIELD**



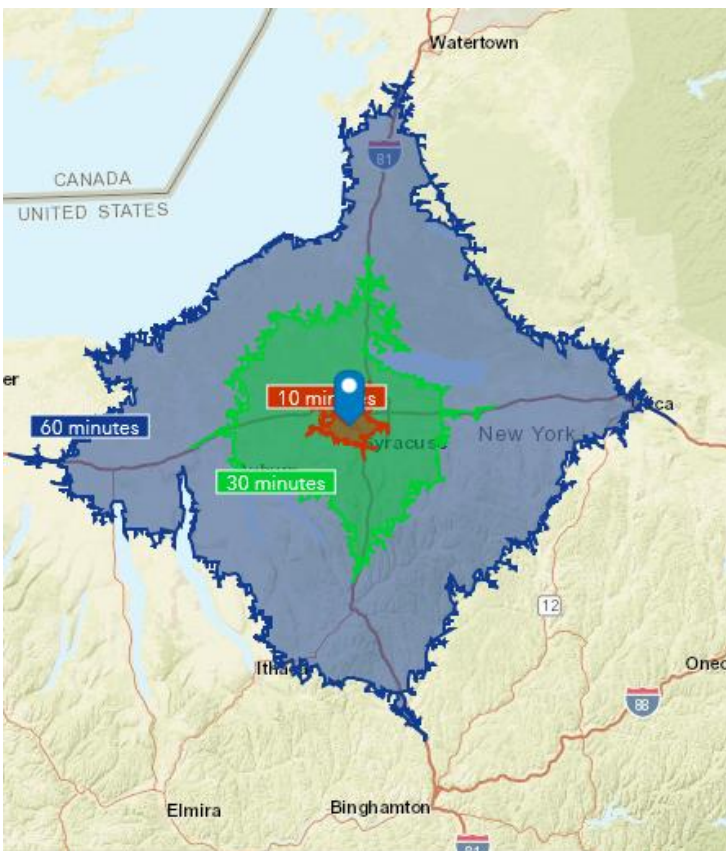
**Pyramid Brokerage
Company**

**745 Hiawatha Blvd W
Syracuse, New York 13204**





Demographic	5 Miles	15 Miles	25 Miles
Population	233,149	475,658	620,384
Households	95,920	196,305	256,501
Average H.H. Income	\$72,577	\$94,764	\$94,319
Daytime Employees	147,141	249,493	304,128
Source: ESRI Business Analyst 2022			



Demographic	10 Min.	30 Min.	60 Min.
Population	185,084	522,672	1,011,978
Households	77,301	215,773	414,598
Average H.H. Income	\$67,515	\$94,619	\$90,789
Daytime Employees	124,825	269,098	496,139
Source: ESRI Business Analyst 2022			