


**FOR LEASE**

# 1,240± SF PRIME IN-LINE RETAIL AVAILABLE

## Property Highlights

- TI Allowance available for qualified restaurant buildout
- Affluent Trade Area: Serving Syracuse's highest-income demographic
- Excellent Access: Signalized intersection with multiple entry points
- High Visibility: Located on Rt. 92, major commuter corridor
- Modern Center: Built in 2006 with recent parking and exterior upgrades
- Prime Retail Synergy: Shared access with Walgreens, Circle K, and NBT Bank
- Established Tenant Mix: Includes Gabrielle Chocolates & Ice Cream, Salt City Bread, Supercuts, The Wine House, Modern Nails, Impact Martial Arts, and Fayetteville-Manlius Oral Surgery

Demographic	1 Mile	3 Miles	5 Miles
Population	5,325	16,772	29,731
Households	2,012	6,527	12,031
Average H.H. Income	\$185,072	\$170,509	\$161,607
Source: ESRI Business Analyst 2023			

## Traffic Counts

Cazenovia road (Rt. 92)	16,697 AADT
Pompey Center Road	4,600 AADT

Source: NYS DOT 2023

## EXCLUSIVE CONTACT

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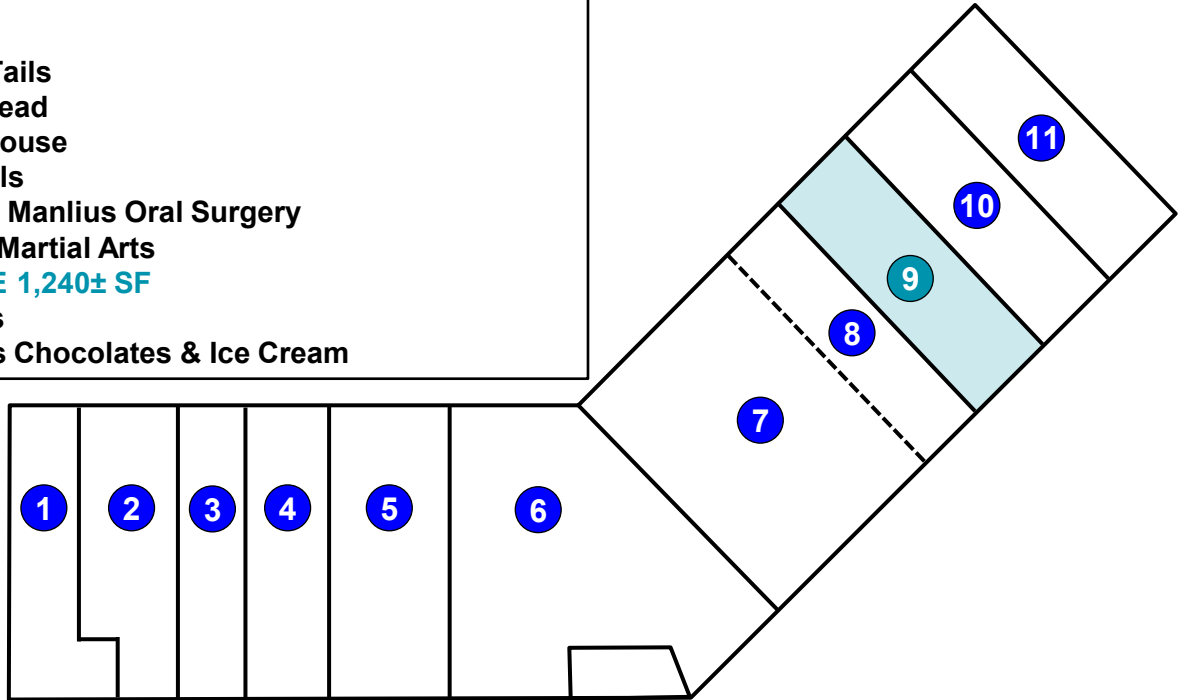


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**8240 Cazenovia Road (Rt. 92)  
Manlius, New York 13104**

### Tenant Key

- 1 – Goodwill
- 2 – Suburban Tails
- 3 – Salt City Bread
- 4 – The Wine House
- 5 – Modern Nails
- 6 – Fayetteville Manlius Oral Surgery
- 7 & 8 – Impact Martial Arts
- 9 – **AVAILABLE 1,240± SF**
- 10 – SuperCuts
- 11 – Gabrielle's Chocolates & Ice Cream



Approximate plot lines subject to verification of survey.





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