

Exclusive Offering Available

# 6400 Yorktown Circle

East Syracuse, NY 13057

## Hotel Development Site For Sale



### Property Details

Asking Price	\$3,400,000
Tax Map	#025-03.11.0
Site	2.43 acres
Zoning	Industrial (hotel is permitted use)

### Proximity

- 1 minute to I-90 (Exit 35)
- 2 minutes to 81 North
- 5 minutes to 81 South
- 11 minutes to Syracuse Hancock International Airport
- 14 minutes to downtown Syracuse
- 15 minutes to Micron



Development & Leasing:

**Peter Muserlian, Jr.**  
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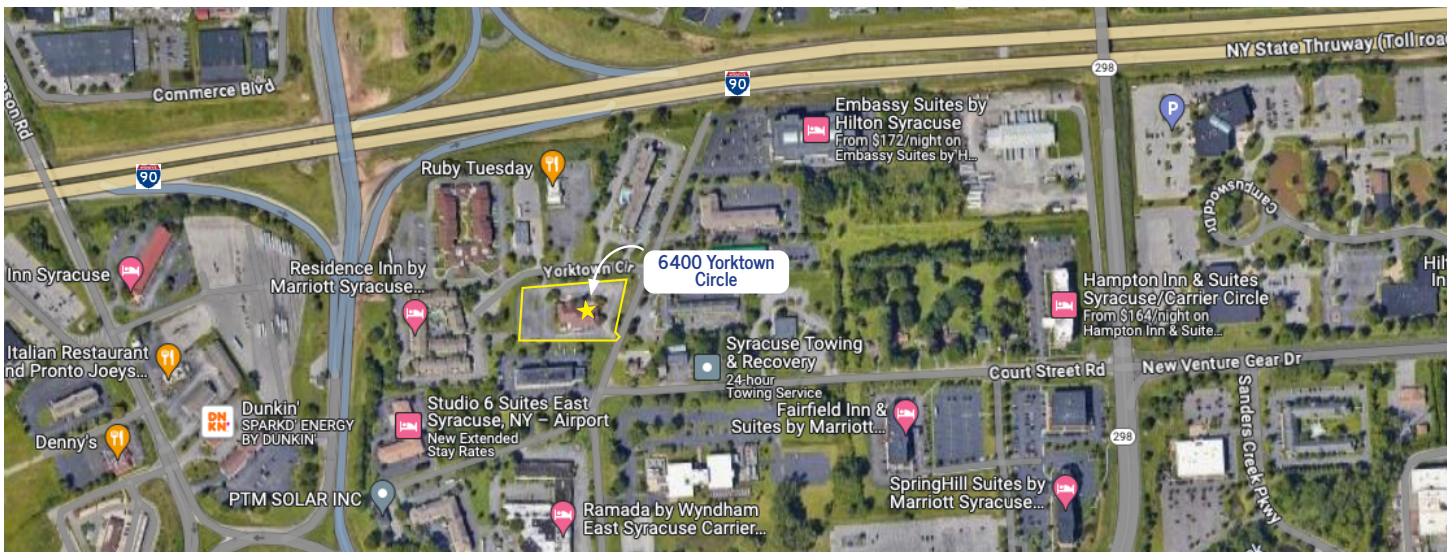
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### HOSPITALITY DEMAND GENERATORS

**Micron Technology** Micron has announced plans to build a semiconductor manufacturing complex in Clay, New York, which 11 miles north of 6400 Yorktown Circle. this 100-billion-dollar project is the largest investment in New York State history and is expected to create 9,000 jobs and 125,000 new residents over the next 20 years. Construction is slated begin in 2015.

**Unprecedented Hospitality Demand** Over the next 5-10 years, Syracuse is poised to experience a surge in hospitality demand due to large-scale development projects such as the I-81 highway relocation and the establishment of the Micron campus. This demand will be further boosted over the long run as Micron becomes fully operational, attracting talent and businesses to the area. As an anchor institution, Micron is expected to stimulate the local economy, leading to sustained growth in demand for hospitality services.

*The aerial view shows the immediate neighborhood and surrounding developments. Direct link to I-90 with easy access to I-81, the airport, and downtown Syracuse have made this neighborhood an established hospitality destination.*



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