



1004 E ADAMS STREET | SYRACUSE, NY

# FORMER SYRACUSE UNIVERSITY BANK BRANCH

FOR SALE | 9,018 SF ON 0.46 ACRES



# PROJECT DETAILS

SYRACUSE, NY • 9,018 SF ON 0.46 AC • FOR SALE

## PROPERTY HIGHLIGHTS

- New development opportunity located in University Hill, just steps away from Syracuse University and SUNY Upstate Medical University & Health System.
- Positioned between both of the Hill's districts: Marshall Street & E Genesee Street.
- Syracuse University has an enrollment of over 21,000 students and employs 5,000 people.
- Upstate University Health System employs over 9,500 people and is Syracuse's largest employer.
- Nearby Marshall Street has dozens of shops and eateries, attracting students, professionals and visitors on a daily basis.
- 2-story building consisting of 9,018 SF + basement on 0.46 AC of land.
- Site access via E Adams Street and S Crouse Avenue.
- Close proximity to I-81.
- 20 dedicated parking spots.
- Zoning MX-4: Urban Core (in effect as of 7/3/2023)

## OFFERING SUMMARY

<b>SALE PRICE</b>	\$3,500,000
<b>BUILDING SIZE + LOT SIZE</b>	9,018 SF on 0.46 AC

## DEMOGRAPHICS

### TOTAL POPULATION

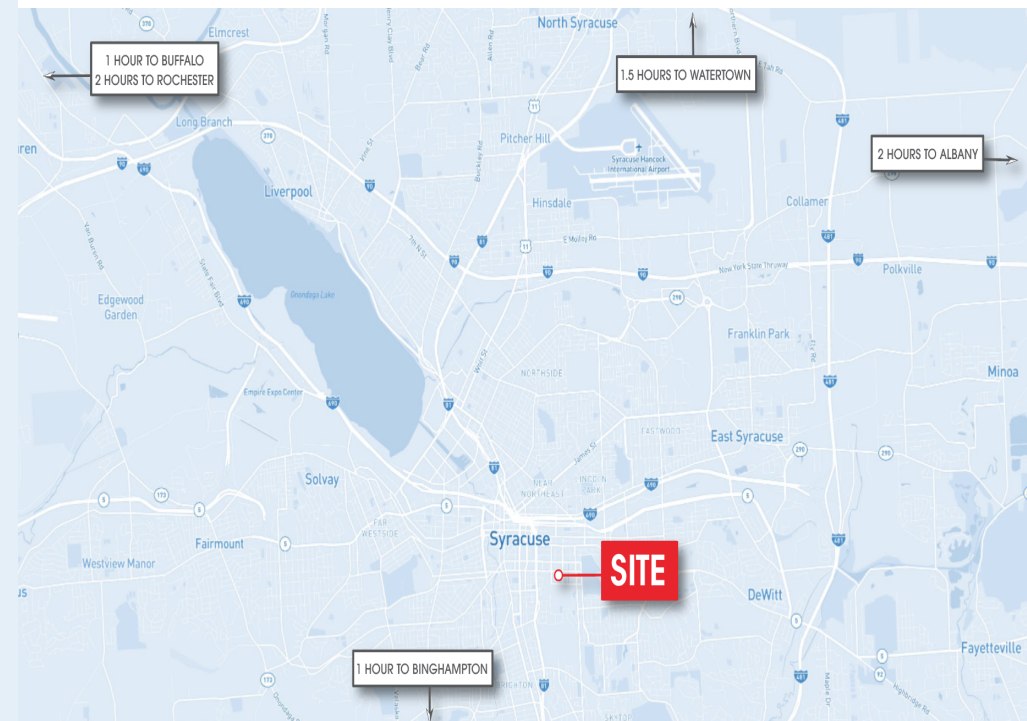
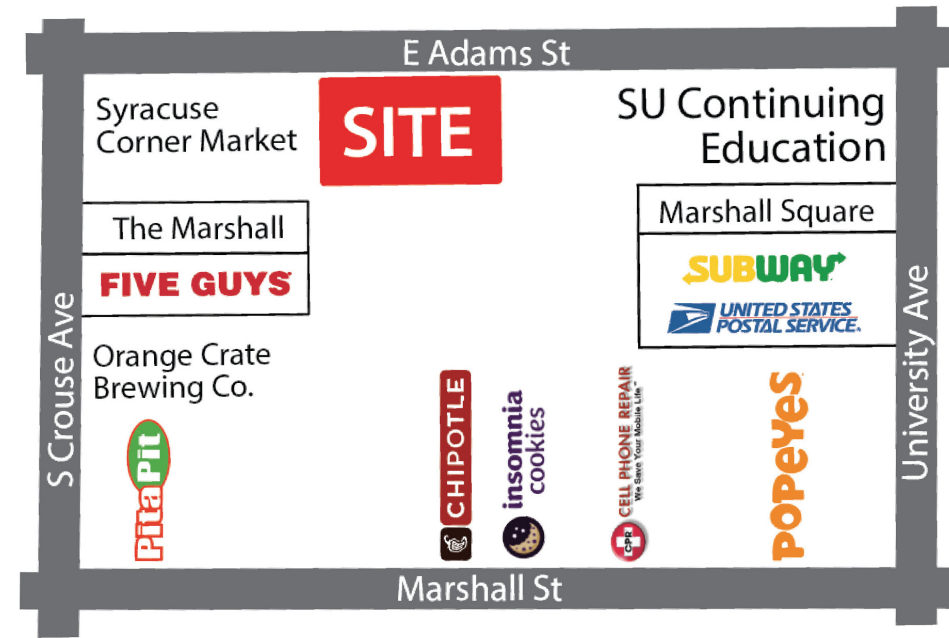
<b>1 MILE</b>	<b>3 MILES</b>	<b>5 MILES</b>
28,518	151,304	221,939

### TOTAL HOUSEHOLDS

<b>1 MILE</b>	<b>3 MILES</b>	<b>5 MILES</b>
10,444	60,523	90,740

### MEDIAN HH INCOME

<b>1 MILE</b>	<b>3 MILES</b>	<b>5 MILES</b>
\$25,278	\$41,140	\$51,305

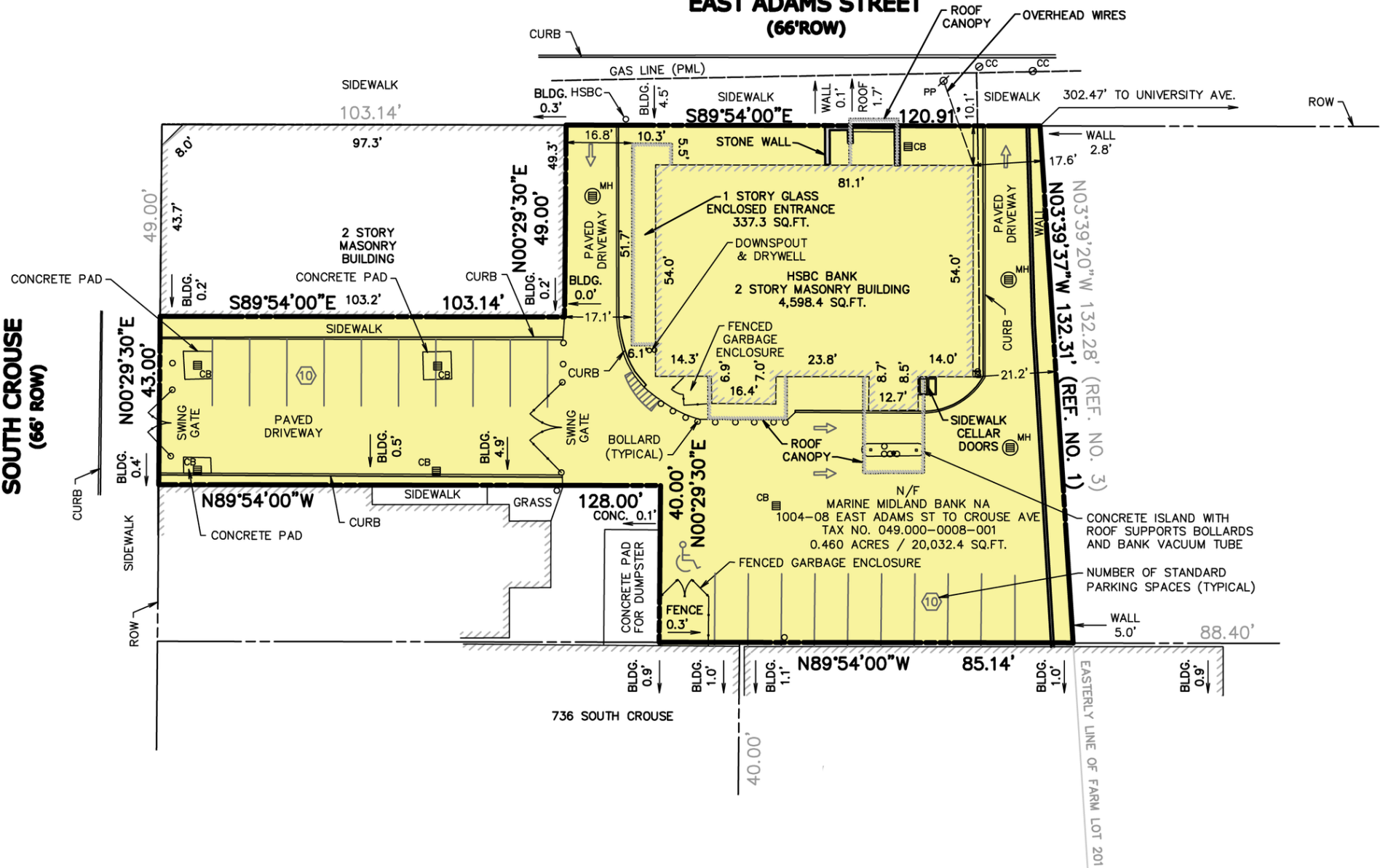


# SITE SURVEY

SYRACUSE, NY • 9,018 SF ON 0.46 AC • FOR SALE

**SOUTH CROUSE  
(66' ROW)**

**EAST ADAMS STREET  
(66' ROW)**



PROPERTY  
PHOTO

SYRACUSE, NY • 9,018 SF ON 0.46 AC • FOR SALE



**STREET  
MAP**

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AERIAL

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armory  
SQUARE

LANDMARK  
THEATRE

MOST  
...discover, learn & play!

THE ONCENTER  
Meet. Play. Celebrate. Syracuse.

THE ONCENTER  
WAR MEMORIAL

THE ONCENTER  
CIVIC CENTER

UPSTATE  
UNIVERSITY HOSPITAL  
9,500 EMPLOYEES  
1,500 STUDENTS

CROUSE HEALTH  
Hospital  
2,700 EMPLOYEES

ESF  
1,800 STUDENTS

CARRIER DOME  
49,250 SEATS  
25M SPECTATORS AT  
1,700 EVENTS/YEAR

SITE

Syracuse  
University  
WHITMAN SCHOOL  
OF MANAGEMENT  
2,250 STUDENTS

Syracuse  
University  
21,000 STUDENTS  
5,000 EMPLOYEES

Thorden  
Park



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