



FOR LEASE | RETAIL & RESTAURANT CITY CENTER

400 S. Salina Street, Syracuse, NY 13202



PROPERTY NARRATIVE

City Center is the premier retail and office building strategically situated in the heart of historic Downtown Syracuse. It offers an exceptional opportunity for companies seeking a marquee location for their business in one of Upstate New York's most vibrant urban centers.

This prominent mid-town location enjoys excellent accessibility, visibility, and walkability. City Center is conveniently surrounded by a wide variety of restaurants, unique shops, arts & theatre, multicultural attractions, music & sports venues, hotels, churches, and government offices. The building overlooks Armory Square District.

Built in 1900 then redeveloped in 2020 by the Hayner Hoyt Corporation, City Center offers a revitalized historic charm blended with modern amenities and functionality. This Syracuse landmark with its distinctive illuminated facade, 4-story open courtyard, and wraparound balcony creates a dynamic destination location.

CONTACT EXCLUSIVE AGENT:



Laurence J. Socia, CLS
Licensed RE Associate Broker
315.345.5600
lsocia@suttoncos.com

SUTTON REAL ESTATE COMPANY

525 Plum Street, Suite 100
Syracuse, New York 13204
Main 315.424.1111
www.suttoncos.com

DEVELOPED BY:





FOR LEASE | RETAIL & RESTAURANT CITY CENTER

400 S. Salina Street, Syracuse, NY 13202



RETAIL FEATURES

- ❑ On-site parking garage with 700± spaces and 24 hour security
- ❑ 236,247± SF mixed-use building covering entire 2.2± acre city block
- ❑ Street level retail & restaurant leasing opportunities are:
 - ◇ 8,005± SF - frontage on S. Salina St. and courtyard - dividable to 1,700± SF
 - ◇ 19,009± SF - frontage on courtyard, Jefferson St. and S. Clinton St. - dividable to 3,800± SF
 - ◇ Class A offices suites available on upper floors from 2,230± SF to 15,532± SF
- ❑ Full height storefront glass on all sides allows for maximum exposure & natural light
- ❑ 4-story courtyard ideal for outdoor dining and nightlife activities
- ❑ Signage available on building, storefronts, wayfinders, & tenant directories
- ❑ Tenants: CXtec, Hayner Hoyt Corporation, Huntington Ingalls, Redhouse Arts Center, & Tompkins Bank

CONTACT EXCLUSIVE AGENT:



Laurence J. Socia, CLS
Licensed RE Associate Broker
315.345.5600
lsocia@suttoncos.com

SUTTON REAL ESTATE COMPANY

525 Plum Street, Suite 100
Syracuse, New York 13204
Main 315.424.1111
www.suttoncos.com

DEVELOPED BY:





FOR LEASE | RETAIL & RESTAURANT
CITY CENTER

400 S. Salina Street, Syracuse, NY 13202



THE FIRST STEP TO YOUR SUCCESS STARTS HERE

CONTACT EXCLUSIVE AGENT:



Laurence J. Socia, CLS
Licensed RE Associate Broker
315.345.5600
lsocia@suttoncos.com

SUTTON REAL ESTATE COMPANY

525 Plum Street, Suite 100
Syracuse, New York 13204
Main 315.424.1111
www.suttoncos.com

DEVELOPED BY:



All information furnished, regarding property for sale, rental or financing is from sources deemed reliable, but no warranty or representation is made as to the accuracy thereof and same is submitted subject to errors, change of price, rental or conditions prior sale, lease or financing or withdrawal without notice



CITY CENTER
400 S. Salina Street
Syracuse, NY 13202

Schopler Architects LLP
311 JAMES ST.
SYRACUSE, NY 13202
PAX: 315-474-1922

FIRST FLOOR LEASE PLAN @ CITY CENTER

STREET LEVEL RETAIL & RESTAURANT OPTIONS

CONTACT EXCLUSIVE AGENT:



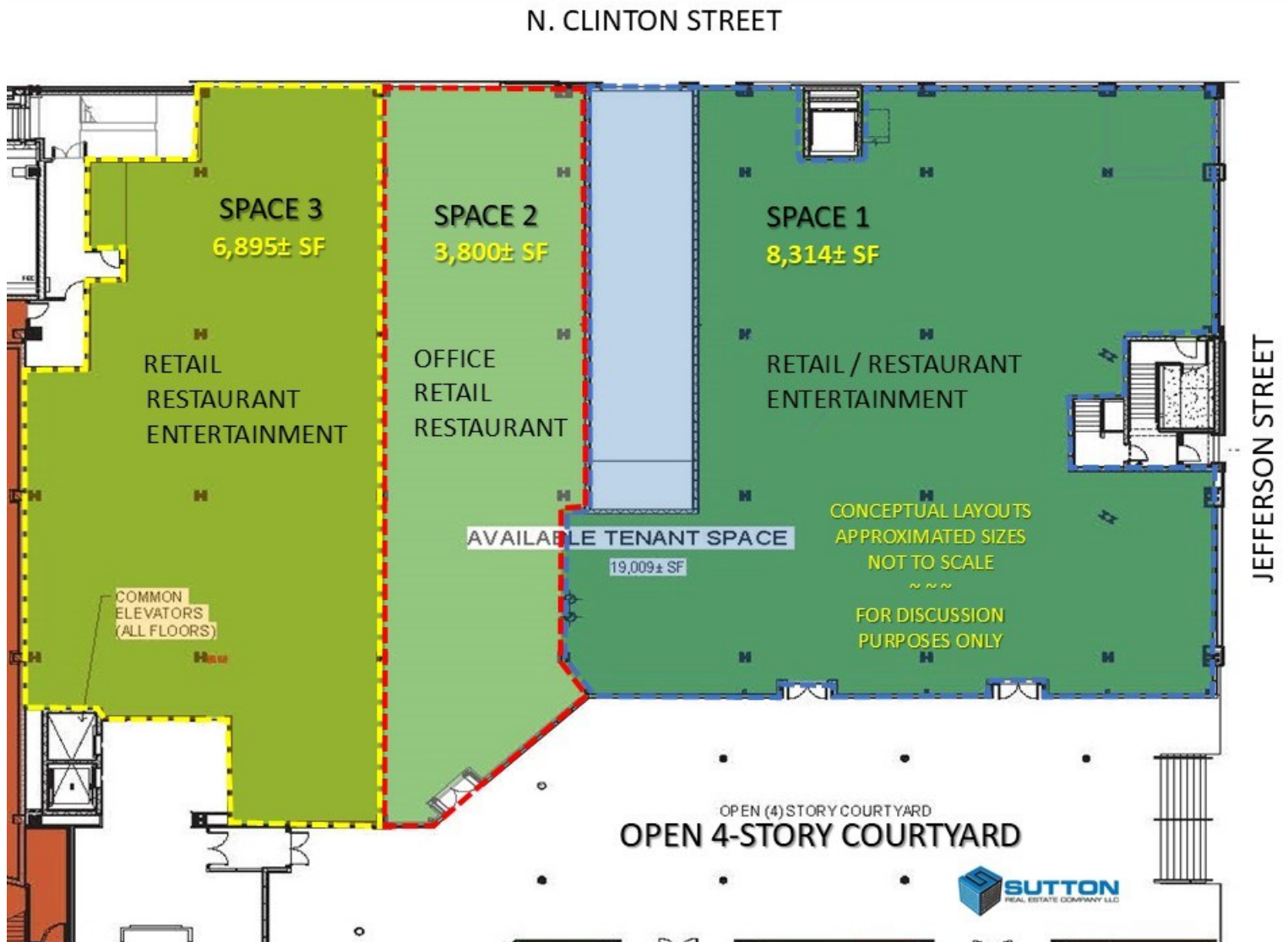
Laurence J. Socia, CLS
Licensed RE Associate Broker
315.345.5600
lsocia@suttoncos.com

SUTTON REAL ESTATE COMPANY

525 Plum Street, Suite 100
Syracuse, New York 13204
Main 315.424.1111
www.suttoncos.com

DEVELOPED BY:





CONCEPTUAL LEASE PLAN @ CITY CENTER COURTYARD RETAIL & RESTAURANT OPTIONS

CONTACT EXCLUSIVE AGENT:



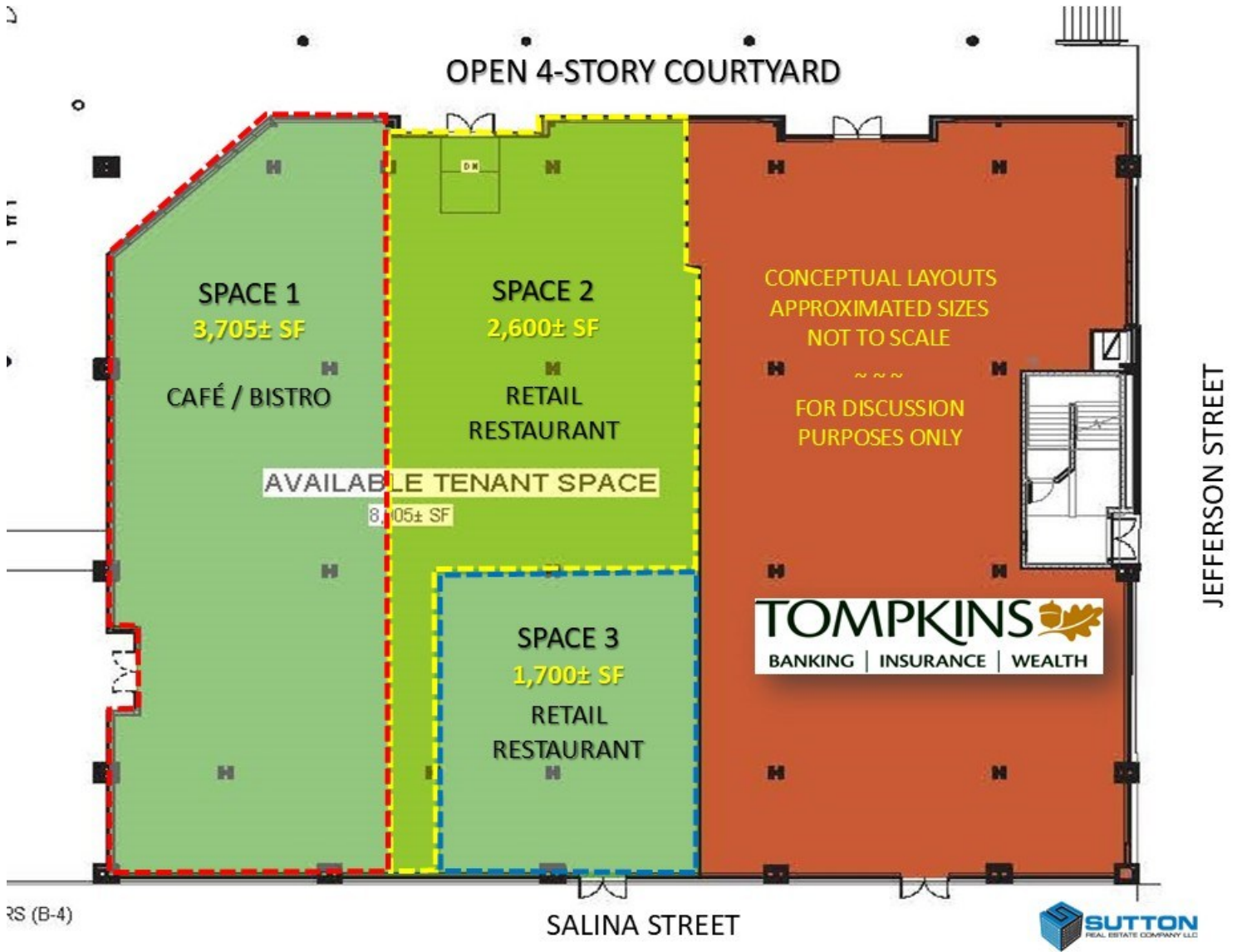
Laurence J. Socia, CLS
Licensed RE Associate Broker
315.345.5600
lsocia@suttoncos.com

SUTTON REAL ESTATE COMPANY

525 Plum Street, Suite 100
Syracuse, New York 13204
Main 315.424.1111
www.suttoncos.com

DEVELOPED BY:





CONCEPTUAL LEASE PLAN @ CITY CENTER STREET LEVEL RETAIL & RESTAURANT OPTIONS

CONTACT EXCLUSIVE AGENT:



Laurence J. Socia, CLS
Licensed RE Associate Broker
315.345.5600
lsocia@suttoncos.com

SUTTON REAL ESTATE COMPANY

525 Plum Street, Suite 100
Syracuse, New York 13204
Main 315.424.1111
www.suttoncos.com

DEVELOPED BY:





FOR LEASE | RETAIL & RESTAURANT CITY CENTER

400 S. Salina Street, Syracuse, NY 13202

LATITUDE	LONGITUDE
43°02'28.32" North	76°08'33.00" West

TRAFFIC COUNTS	
S. Salina Street @ E. Jefferson St.	11,451 AADT
W. Jefferson Street @ S. Clinton Street	3,839 AADT
S. Clinton Street	3,072 AADT

DEMOGRAPHICS		
By Radius	1 Mile	3 Mile
Population	24,246	148,479
Households	11,692	59,745
Businesses	6,159	10,447
Daytime Employees	74,285	129,862

WALK SCORE ®	BIKE SCORE ®
Walker's Paradise (91)	Very Bikeable (77)

SOURCE: COSTAR Report 2024

SOURCE: COSTAR Report 2024



CONTACT EXCLUSIVE AGENT:



Laurence J. Socia, CLS
Licensed RE Associate Broker
315.345.5600
lsocia@suttoncos.com

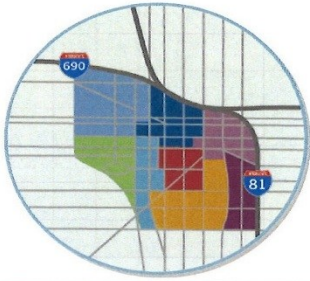
SUTTON REAL ESTATE COMPANY

525 Plum Street, Suite 100
Syracuse, New York 13204
Main 315.424.1111
www.suttoncos.com

DEVELOPED BY:



All information furnished, regarding property for sale, rental or financing is from sources deemed reliable, but no warranty or representation is made as to the accuracy thereof and same is submitted subject to errors, change of price, rental or conditions prior sale, lease or financing or withdrawal without notice



DOWNTOWN SYRACUSE

2023

82-Block District in the Heart of Syracuse

Downtown Population - 4,520 residents

Average Annual Downtown Population Growth - 6%

Census Tract 32 | Zip Code 13202

INVESTMENT

\$1 Billion District

- \$870 million completed between 2010-2023

- \$250 million currently underway



RETAIL

- More than 240 street-level businesses downtown
 - ▶ 90 Restaurants
 - ▶ 50 Retailers
 - ▶ 100 Service-based
- Average 25 new retail businesses annually

DOWNTOWN

Median Age 30.9

54.8% Bachelor's Deg. or higher

Median Value Owner-Occupied Housing \$262,800

15.3% Foreign Born

ONONDAGA COUNTY

Median Age 39.6

36.5% Bachelor's Deg. or higher

Median Value Owner-Occupied Housing \$154,100

7.8% Foreign Born

Source: American Community Survey 2021, 5-year data

DOWNTOWN'S MAJOR EMPLOYMENT SECTORS

- Government
- Law
- Technology
- Defense
- Finance
- Insurance
- Design & Construction
- Hospitality



- 18,000+ Parking spaces
- Bike trails: Onondaga Creekwalk, Empire State Trail, bike lanes



- 500+ Hotel rooms
- 4 Museums & multiple theaters welcome 787,000 visitors annually

LARGEST EMPLOYERS LOCATED WITHIN .5 MILES OF DOWNTOWN

- SUNY Upstate Medical Center - 11,298
- St. Joseph's Health - 4,800
- Syracuse University - 4,749
- Crouse Health - 3,200
- National Grid - 3,092
- Syracuse VA Medical Center - 1,654

www.DowntownSyracuse.com

TRAFFIC GENERATORS



CONTACT EXCLUSIVE AGENT:



Laurence J. Socia, CLS
Licensed RE Associate Broker
315.345.5600
lsocia@suttoncos.com

SUTTON REAL ESTATE COMPANY

525 Plum Street, Suite 100
Syracuse, New York 13204
Main 315.424.1111
www.suttoncos.com

DEVELOPED BY:

