

FOR LEASE

# 2947 Erie Boulevard East

Syracuse, New York 13224



Canalwood Commons

## Two Office Suites Available (1,594± and 3,667± SF)

### Property Highlights

- Great spaces still available, park-like setting, multi-tenanted office/service
- Fantastic signage with great exposure
- Located between Midler Ave. & Thompson Road, just off I-690, between Tully's and Red Lobster
- Ideal for medical, legal, financial, government services, insurance etc.
- New Class A build-out
- Abundant free parking, Road Runner & card access available within the building
- Brick patios & courtyard at south and west entrances. Brick patio and well landscaped courtyard at northwest corner and portico entrance at the north end



Demographic	3 Mile	5 Miles	10 Miles
Population	95,647	193,614	374,519
Households	37,804	78,138	154,026
Average H.H. Income	\$89,841	\$88,549	\$106,820
Daytime Employees	88,687	178,739	247,900

Source: ESRI Business Analyst 2022

Traffic Counts	
Erie Blvd East	17,201 AADT
I-690	68,792 AADT

Source: NYS DOT 2019

### Contact

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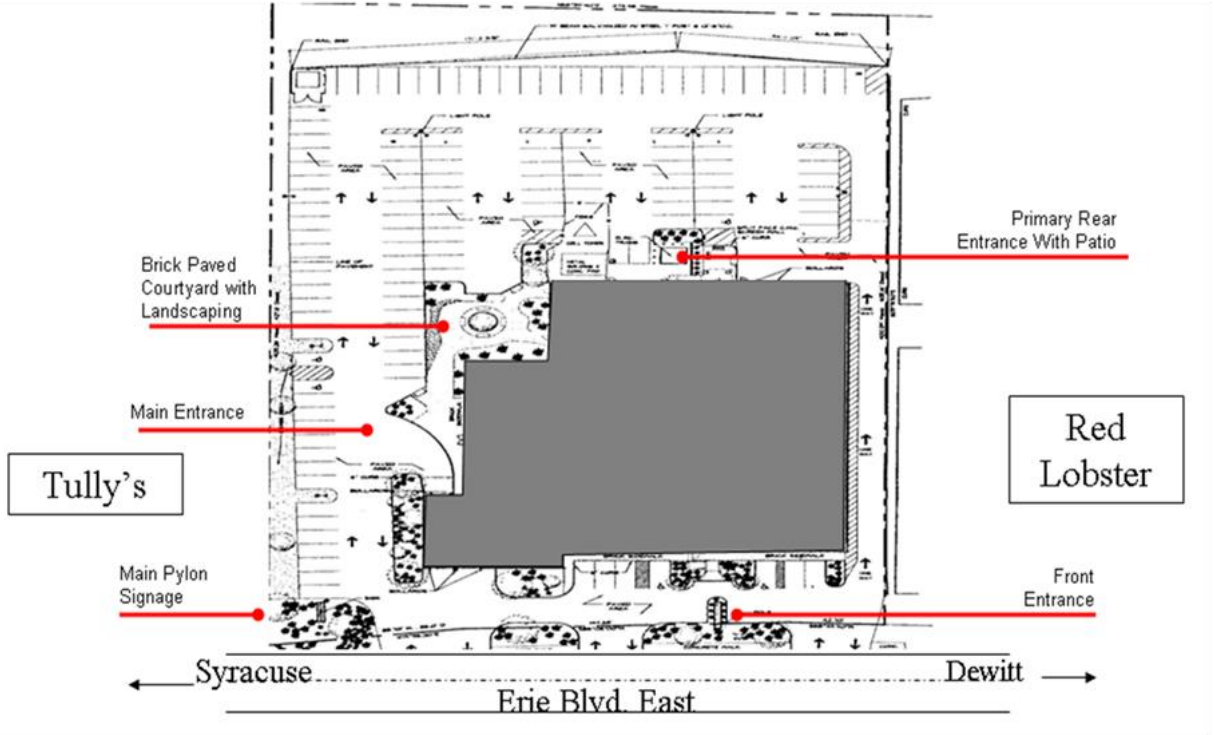
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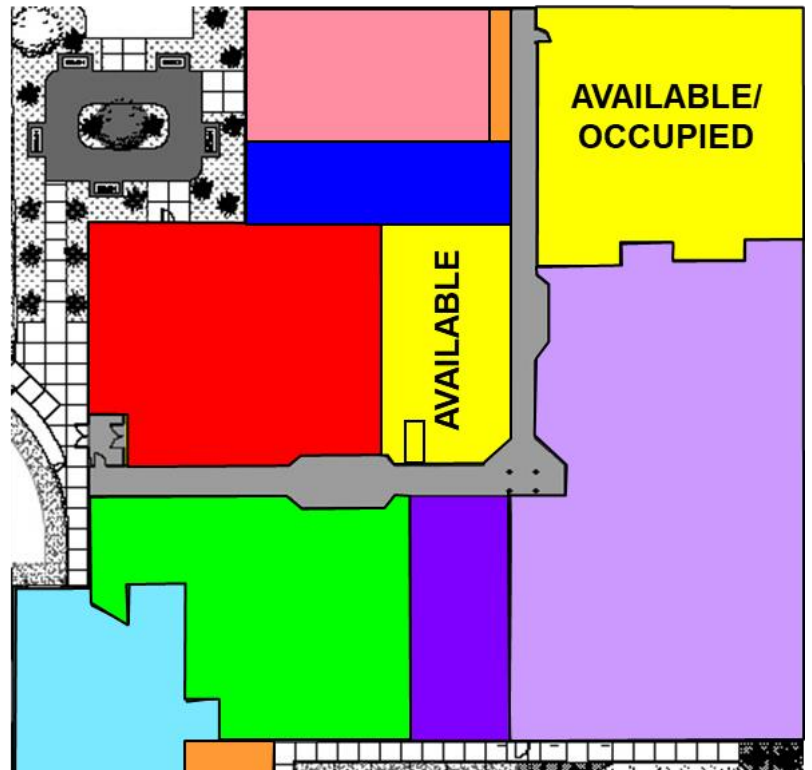


## Site Plan



## Floor Plan

- AVAILABLE SPACE**
- Bodymind Float Center
- H&R Block
- Coram, Inc.
- I.A. Tangoren, MD, PLLC
- Shear Style
- Remedy Staffing
- The Pretty Peach



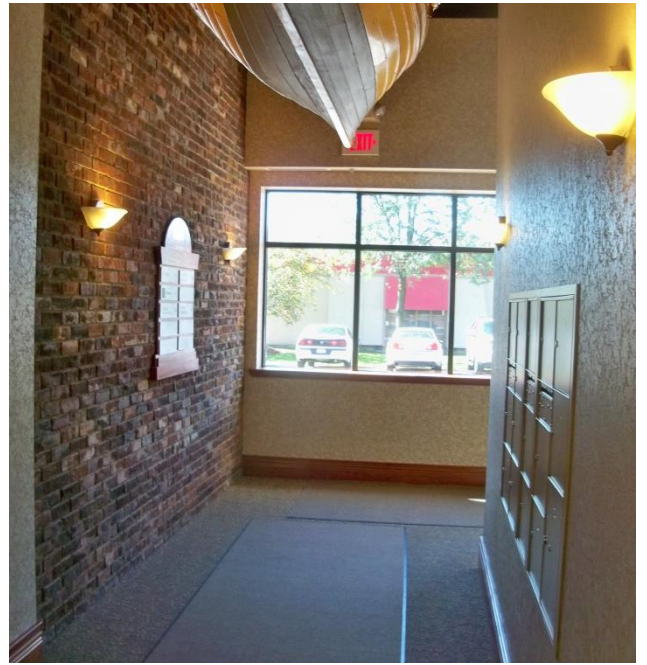
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