



SIX-UNIT RETAIL PLAZA | GROCERY ANCHORED INVESTMENT OPPORTUNITY

BUTTERNUT PLAZA

500 Butternut Street, Syracuse NY 13208



COMMERCIAL BROKERAGE • DEVELOPMENT • ASSET MANAGEMENT

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CONTENTS

3

Investment
Summary

4-6

Location
Overview

7-9

Financial
Details

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Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants and governmental agencies. All properties and services are marketed by Ren Management Group in compliance with all applicable fair housing and equal opportunity laws.

INVESTMENT SUMMARY / BUTTERNUT PLAZA

500 Butternut Street, Syracuse NY 13208

Butternut Plaza presents a compelling opportunity to acquire a well-established retail plaza with strong anchor tenants in a strategic location. The property benefits from high visibility, consistent customer traffic, and the stability of national retailers. The available space allows for additional income generation.

Disclaimer: This is a summary of a potential offering memorandum and does not constitute a complete offering. For detailed information, please refer to the full offering memorandum.

PROPERTY HIGHLIGHTS

- **Strong Anchor Tenants:** Benefit from stable, national tenants like Family Dollar and Save-A-Lot with a history of success through economic downturns.
- **Strategic Location:** Situated in a densely populated area near St. Joseph's Hospital and just outside of "Little Italy" Syracuse, ensuring consistent customer traffic (8,000 VPD).
- **Excellent Visibility:** Located near I-81, providing high visibility and easy access for customers.
- **Available Space:** One retail space of 2,060 sq. ft. is currently available, offering an opportunity for additional income.

OFFERING SUMMARY

PRICE	CAP RATE
\$2,650,000	8.07%
PRICE PSF	NOI
\$57.62	\$213,859.75
BUILDING SIZE	LOT SIZE
45,991 SF	1.03 Acres
NO. OF UNITS	OCCUPANCY RATE
6	100%



DOWNTOWN SYRACUSE

"Downtown Syracuse offers plenty of accommodations to stay and explore the city's finest restaurants, bars, boutiques, shops and activities. The hub of the city, downtown consists of many unique districts, including Armory Square, Hanover Square, Clinton Square and Columbus Circle. With over 20 buildings listed on the National Register of Historic Places, Downtown Syracuse is the perfect place to walk, bike or drive around, take in the sights and sample some of the best bites our region has to offer." - Visit Syracuse

1 Mile Away

ST. JOSEPH'S HEALTH

A Member of Trinity Health

St. Joseph's Health is a regional non-profit health care system based in Syracuse, NY, and has been an innovative leader in health care since our founding in 1869 as the first hospital open to the public in the city of Syracuse.



500 BUTTERNUT ST

save a lot
FAMILY DOLLAR

SPRING CHINESE FOOD

Pavone's Pizza

boost mobile

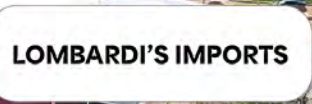
N MCBRIDE STREET

STREET AERIAL / BUTTERNUT PLAZA



BUTTERNUT STREET / 8,000 VPD

STREET AERIAL / BUTTERNUT PLAZA



BUTTERNUT STREET / 8,000 VPD

500 BUTTERNUT ST

save a lot FAMILY DOLLAR

SPRING CHINESE FOOD



233,166
POPULATION (5mi / 2023)



\$74,064
AVG. HH INCOME (5mi / 2023)



96,680
ESTIMATED HH (5mi / 2023)

STREET AERIAL / BUTTERNUT PLAZA



S Syracuse University

Founded in 1870, Syracuse University is a private research institution located in the heart of Central New York. Students can choose from more than 200 majors, 100 minors and 200 advanced degree programs across the University's 13 academic units.

1.6 Miles Away



500 BUTTERNUT ST

save a lot
FAMILY DOLLAR

SPRING CHINESE FOOD  

DOLLAR GENERAL



BUTTERNUT STREET / 8,000 VPD

N MCBRIDE STREET
FOR SALE | 6