


FOR LEASE

1,295± SF OFFICE/RETAIL AVAILABLE

Property Highlights

- Spacious offices: two generously sized offices perfect for a productive work environment
- Bright reception area: welcoming reception area with excellent natural light to create a positive first impression
- Ample parking: front and rear parking lots with easy access to Route 11
- Prime location: minutes away from the I-81 on/off ramp, making commuting highly convenient
- Co-tenants: share the space with a chiropractor, acupuncturist, and weight loss center, creating a diverse and professional environment
- Nearby dining: over a dozen restaurants within minutes for easy lunch and dinner options
- Prominent signage opportunity

Demographic

	1 Mile	3 Miles	5 Miles
Population	8,403	50,267	145,062
Households	3,947	22,183	63,502
Average H.H. Income	\$86,707	\$99,050	\$91,417
Daytime Employees	4,605	30,767	80,081

Source: ESRI Business Analyst 2025

Traffic Counts

Brewerton Road / Rt. 11 12,595 AADT

Source: NYS DOT 2024

EXCLUSIVE CONTACT

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