


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

Paige Karaz
Real Estate Salesperson
+1 315 445 8507
pkaraz@pyramidbrokerage.com

Stephen Scuderi
President, Real Estate Broker
+1 315 445 8517
sscuderi@pyramidbrokerage.com

5845 Widewaters Parkway, Suite 200
East Syracuse, New York 13057
+1 315 445 1030
pyramidbrokerage.com

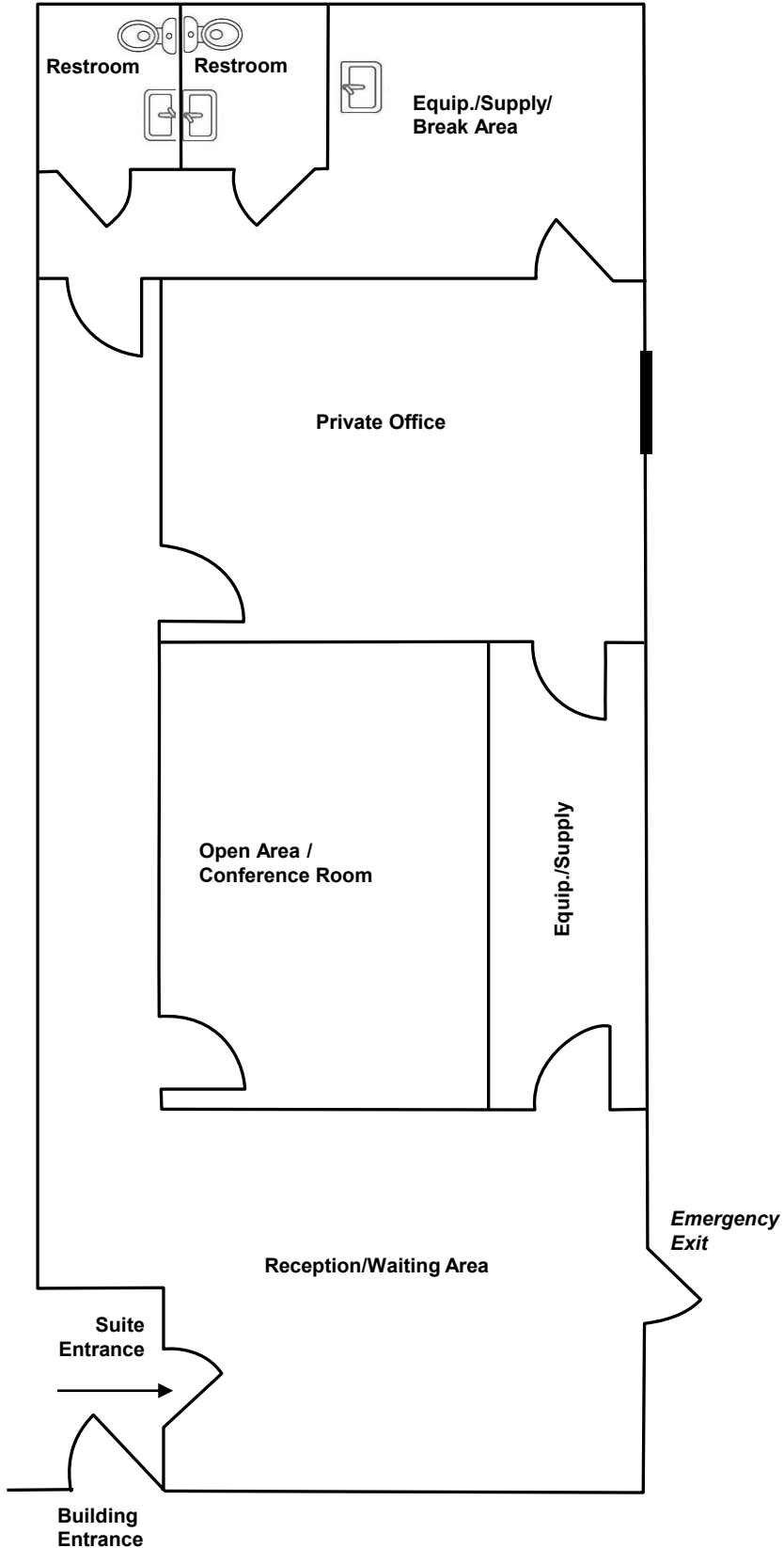


**CUSHMAN &
WAKEFIELD**



**Pyramid Brokerage
Company**

**451 South Main Street
Syracuse, New York 13212**





**CUSHMAN &
WAKEFIELD**



**Pyramid Brokerage
Company**

**451 South Main Street
Syracuse, New York 13212**



Independently Owned and Operated / A Member of the Cushman & Wakefield Alliance

Cushman & Wakefield Copyright 2025. No warranty or representation, express or implied, is made to the accuracy or completeness of the information contained herein, and same is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice, and to any special listing conditions imposed by the property owner(s). As applicable, we make no representation as to the condition of the property (or properties) in question.

