

# Center Armory

RETAIL SPACES AVAILABLE



*Presented by:*

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121 Walton St  
Syracuse, NY 13202

 **THRESH**  
BROKERAGE AND DEVELOPMENT

# THE SPACE

Location **121 Walton St, Syracuse, NY, 13202**  
 COUNTY **Onondaga**

# HIGHLIGHTS

- Corner locations
- High pedestrian traffic
- Multiple spaces available
- Signage
- Garage parking



Suite	Tenant	Floor	Square Feet	Rent Per SF (Annual)	Lease Type
121	Available	1	1629	\$18	Modified Gross
191	Available	1	452		
260	Available	1	2200	\$25	Modified Gross
270	Available	1	800	\$25	Modified Gross
290	Available	1	2031		

## POPULATION

1.00 MILE	3.00 MILE	5.00 MILE
22,000	149,972	230,902

## AVERAGE HOUSEHOLD INCOME

1.00 MILE	3.00 MILE	5.00 MILE
\$46,849	\$63,464	\$73,646

## NUMBER OF HOUSEHOLDS

1.00 MILE	3.00 MILE	5.00 MILE
10,608	60,412	94,538



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## PROPERTY FEATURES

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CURRENT OCCUPANCY	80.00 %
TOTAL TENANTS	10
BUILDING SF	28,000
YEAR RENOVATED	2012
ZONING TYPE	Commercial
BUILDING CLASS	A
LOCATION CLASS	A
NUMBER OF STORIES	3
NUMBER OF BUILDINGS	1
CORNER LOCATION	yes

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## MECHANICAL

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HVAC	Heat and AC
LIGHTING	LED

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## CONSTRUCTION

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PARKING SURFACE	Asphalt
ROOF	Rubber

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## TENANT INFORMATION

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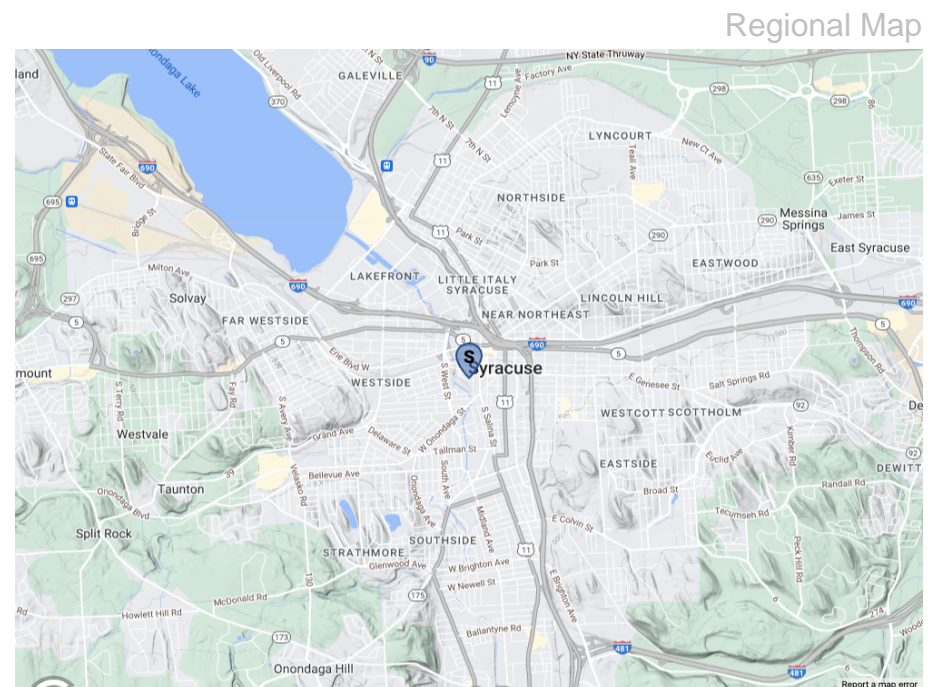
MAJOR TENANT/S	Le melange
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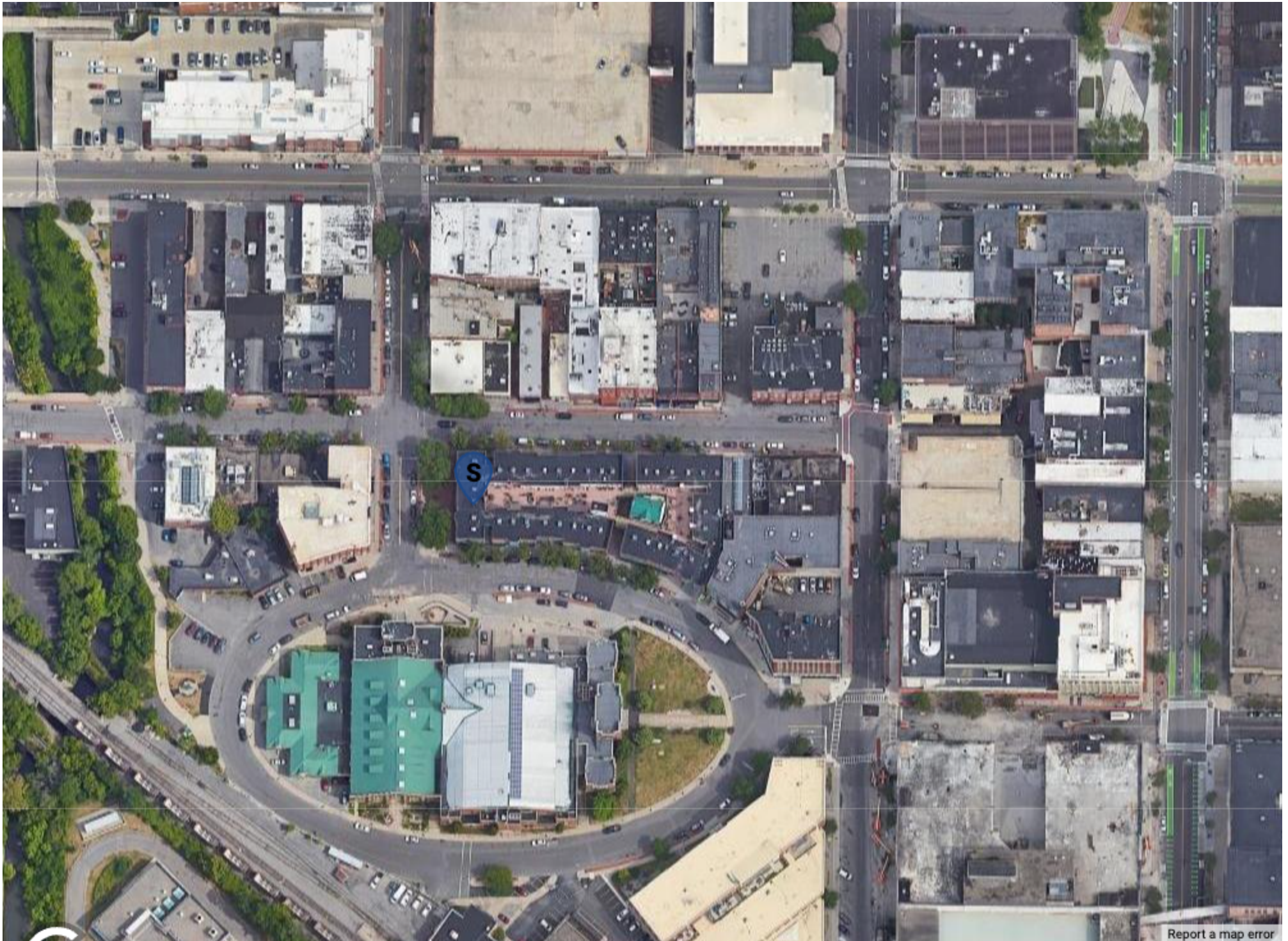
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## Armory Square

- Armory Square is a historic district located in the heart of downtown Syracuse, New York. This vibrant neighborhood is known for its charming streetscapes, trendy boutiques, award-winning restaurants, and lively nightlife. The area was originally home to several armories and military training facilities, which have since been repurposed into unique commercial and residential spaces.
- The architecture in Armory Square is a blend of styles, including Greek Revival, Italianate, and Victorian. Many of the buildings have been beautifully restored, preserving their original character while adding modern amenities and conveniences. The streets are lined with trees and brick sidewalks, creating a warm and inviting atmosphere.
- Armory Square is a hub for arts and culture in Syracuse. The neighborhood is home to several galleries, theaters, and music venues, including the famous Landmark Theatre. The area hosts several festivals and events throughout the year, including the Syracuse Arts and Crafts Festival and the Jazz in the Square series.
- In addition to its cultural offerings, Armory Square is a popular destination for shopping and dining. The neighborhood boasts a wide variety of boutiques, specialty shops, and restaurants, ranging from casual cafes to upscale fine dining establishments. Some of the most popular restaurants in the area include Pastabilities, The Mission, and multiple breweries.
- Syracuse itself is a thriving city located in the heart of Upstate New York. It is home to several major universities, including Syracuse University, which brings a vibrant energy to the area. The city is also known for its rich history, including its role in the Underground Railroad and the Erie Canal. Today, Syracuse is a hub for technology, healthcare, and education, making it an ideal location for businesses and residents alike.



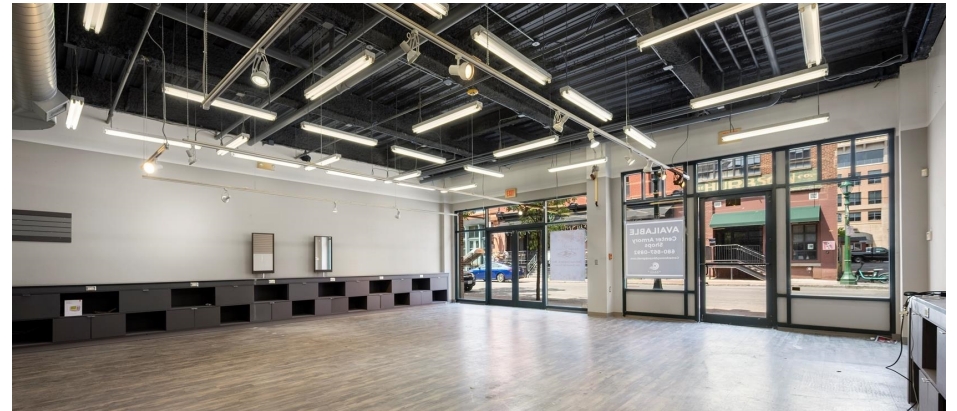


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POPULATION	1 MILE	3 MILE	5 MILE
2000 Population	21,003	148,542	227,623
2010 Population	19,838	147,492	228,791
2022 Population	22,000	149,972	230,902
2027 Population	21,957	149,104	228,933
2022-2027: Population: Growth Rate	-0.20 %	-0.60 %	-0.85 %

2022 HOUSEHOLD INCOME	1 MILE	3 MILE	5 MILE
less than \$15,000	4,171	13,605	16,530
\$15,000-\$24,999	1,379	6,913	9,687
\$25,000-\$34,999	917	5,360	7,767
\$35,000-\$49,999	1,218	9,024	13,724
\$50,000-\$74,999	1,257	9,146	15,522
\$75,000-\$99,999	580	6,137	11,056
\$100,000-\$149,999	601	6,098	11,764
\$150,000-\$199,999	185	2,128	4,221
\$200,000 or greater	298	2,000	4,267
Median HH Income	\$22,598	\$40,977	\$49,357
Average HH Income	\$46,849	\$63,464	\$73,646

HOUSEHOLDS	1 MILE	3 MILE	5 MILE
2000 Total Housing	11,571	68,944	103,549
2010 Total Households	8,769	58,206	92,358
2022 Total Households	10,608	60,412	94,538
2027 Total Households	10,617	60,334	94,207
2022 Average Household Size	1.89	2.25	2.25
2000 Owner Occupied Housing	1,191	25,353	47,972
2000 Renter Occupied Housing	8,183	35,034	45,169
2022 Owner Occupied Housing	1,034	23,767	46,805
2022 Renter Occupied Housing	9,574	36,646	47,733
2022 Vacant Housing	1,983	8,180	10,611
2022 Total Housing	12,591	68,592	105,149
2027 Owner Occupied Housing	1,083	24,084	47,231
2027 Renter Occupied Housing	9,534	36,250	46,976
2027 Vacant Housing	2,101	8,797	11,589
2027 Total Housing	12,718	69,131	105,796
2022-2027: Households: Growth Rate	0.10 %	-0.15 %	-0.35 %



Source: esri

2022 POPULATION BY AGE	1 MILE	3 MILE	5 MILE
2022 Population Age 30-34	1,667	10,309	15,135
2022 Population Age 35-39	1,209	8,920	13,929
2022 Population Age 40-44	1,071	7,758	12,347
2022 Population Age 45-49	1,103	7,156	11,608
2022 Population Age 50-54	1,129	7,523	12,731
2022 Population Age 55-59	1,138	8,054	13,619
2022 Population Age 60-64	1,105	8,012	13,760
2022 Population Age 65-69	857	6,666	11,747
2022 Population Age 70-74	694	5,089	9,365
2022 Population Age 75-79	497	3,732	6,921
2022 Population Age 80-84	308	2,502	4,715
2022 Population Age 85+	362	3,877	6,980
2022 Population Age 18+	17,287	119,007	184,937
2022 Median Age	30	32	36

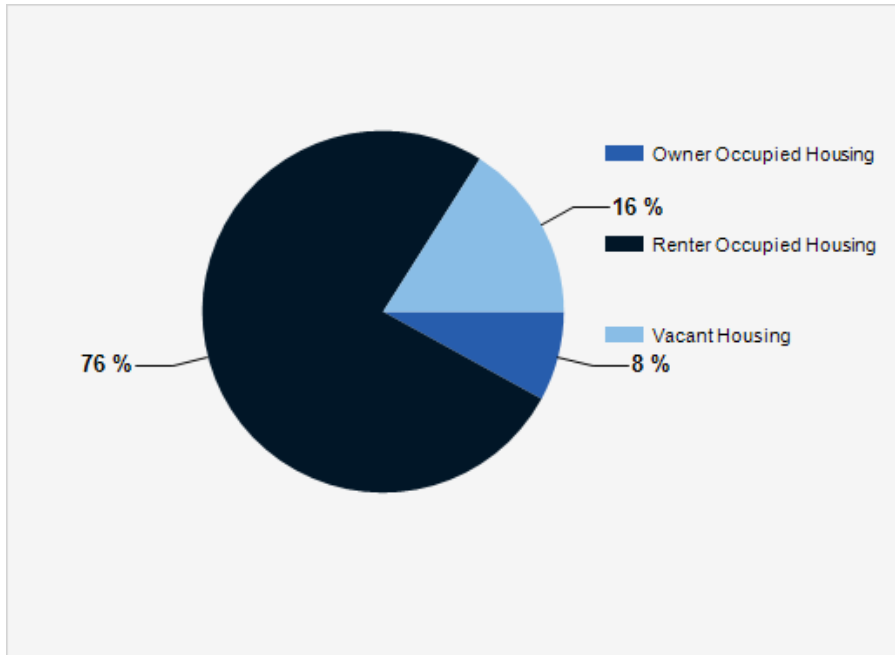
2022 INCOME BY AGE	1 MILE	3 MILE	5 MILE
Median Household Income 25-34	\$30,927	\$45,193	\$51,261
Average Household Income 25-34	\$51,798	\$63,999	\$70,077
Median Household Income 35-44	\$33,403	\$51,896	\$63,717
Average Household Income 35-44	\$54,461	\$74,855	\$87,328
Median Household Income 45-54	\$26,516	\$47,971	\$59,811
Average Household Income 45-54	\$47,600	\$73,151	\$89,443
Median Household Income 55-64	\$23,143	\$45,799	\$57,114
Average Household Income 55-64	\$49,876	\$69,077	\$83,157
Median Household Income 65-74	\$18,083	\$39,499	\$46,527
Average Household Income 65-74	\$45,077	\$62,597	\$70,640
Average Household Income 75+	\$46,265	\$49,616	\$52,660

2027 POPULATION BY AGE	1 MILE	3 MILE	5 MILE
2027 Population Age 30-34	1,632	10,067	15,091
2027 Population Age 35-39	1,267	8,827	13,625
2027 Population Age 40-44	1,163	8,399	13,430
2027 Population Age 45-49	1,105	7,646	12,259
2027 Population Age 50-54	1,037	6,865	11,289
2027 Population Age 55-59	1,067	7,282	12,296
2027 Population Age 60-64	1,048	7,286	12,470
2027 Population Age 65-69	885	7,029	12,409
2027 Population Age 70-74	770	5,796	10,519
2027 Population Age 75-79	595	4,471	8,253
2027 Population Age 80-84	391	3,092	5,711
2027 Population Age 85+	381	3,750	6,713
2027 Population Age 18+	17,325	118,643	183,892
2027 Median Age	31	33	37

2027 INCOME BY AGE	1 MILE	3 MILE	5 MILE
Median Household Income 25-34	\$39,184	\$54,088	\$59,532
Average Household Income 25-34	\$60,944	\$75,692	\$83,653
Median Household Income 35-44	\$40,420	\$62,232	\$77,578
Average Household Income 35-44	\$64,586	\$89,459	\$103,726
Median Household Income 45-54	\$33,947	\$57,593	\$73,813
Average Household Income 45-54	\$57,910	\$89,311	\$106,910
Median Household Income 55-64	\$30,688	\$53,970	\$68,819
Average Household Income 55-64	\$59,090	\$81,473	\$99,600
Median Household Income 65-74	\$21,941	\$45,379	\$53,989
Average Household Income 65-74	\$54,068	\$75,508	\$85,631
Average Household Income 75+	\$60,383	\$63,280	\$66,620



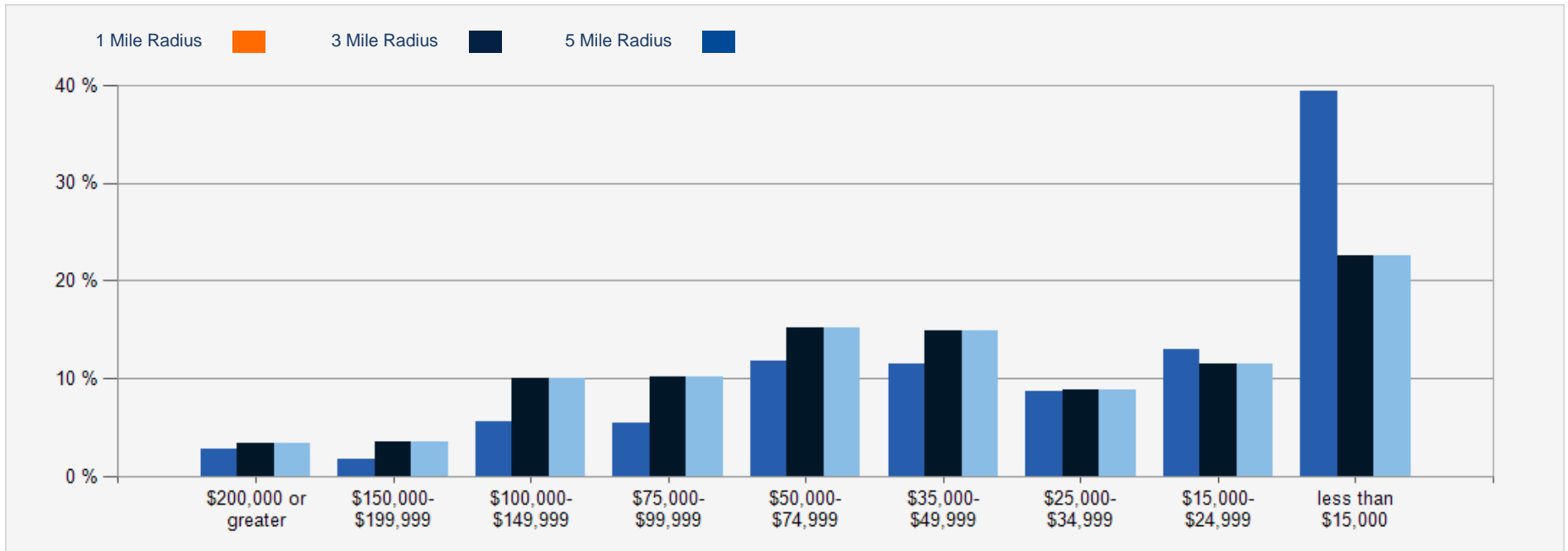
2022 Household Occupancy - 1 Mile Radius



2022 Household Income Average and Median



2022 Household Income





**William Thresh**  
Licensed Real Estate Broker

Bill is known for walking into transactions with an open and creative mindset. This allows him to take into account the specific needs that individuals and businesses have and then formulate innovative solutions to close the deal. Buying, selling and leasing real estate in the Central New York area has been in the Thresh family for three generations. Bill is excited to continue the legacy of his grandfather and father with his brokerage that shares the Thresh family values: honesty, integrity and trust.



**Francis Cerio**

Licensed Real Estate Agent

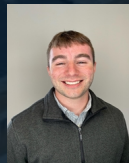
Francis focuses on the ultimate goal of each client. Catering the clients experience and strategy to each situation. His reach is broad, from rural experience growing up in Chittenango, multifamily investments in the city to industrial lease transactions. He is able to apply this vast knowledge to every transaction.

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Exclusively Marketed by:



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[www.threshbrokerage.com](http://www.threshbrokerage.com)

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