



FOR SALE OR LEASE

4,342± SF BUILDING ON MAIN VILLAGE CORRIDOR

Property Highlights

- Completely renovated recently with new Roof, Mechanicals, Façade, HVAC and interior fit out
- Currently configured as a Private Club with Cigar Lounge area, wet bar, Bocce courts, bar area with additional seating, and small kitchen.
- Current configuration could work well for multiple tenancy
- Village of Phoenix has seen \$4+ million dollars in improvements along this historic Main street corridor adjacent to Lock 1 and river
- Owner willing to subdivide space for multiple tenants
- Meticulously maintained with tile flooring, LED lighting and state of the art HVAC systems
- Adjacent lot offers free municipal parking along with available street parking allowing for ample parking suitable for events over 50 people at Property
- Situated in waterfront Village setting about 20 minutes from both the City of Syracuse and City of Oswego

Demographic

	1 Mile	3 Miles	5 Miles
Population	2,659	8,236	31,937
Households	1,181	3,449	13,506
Average H.H. Income	\$74,891	\$113,624	\$115,492
Daytime Employees	1,229	2,046	10,551

Source:

Traffic Counts

Main Street	6,519 AADT
Lock Street	1,210 AADT

Source: NYS DOT 2023

EXCLUSIVE CONTACT

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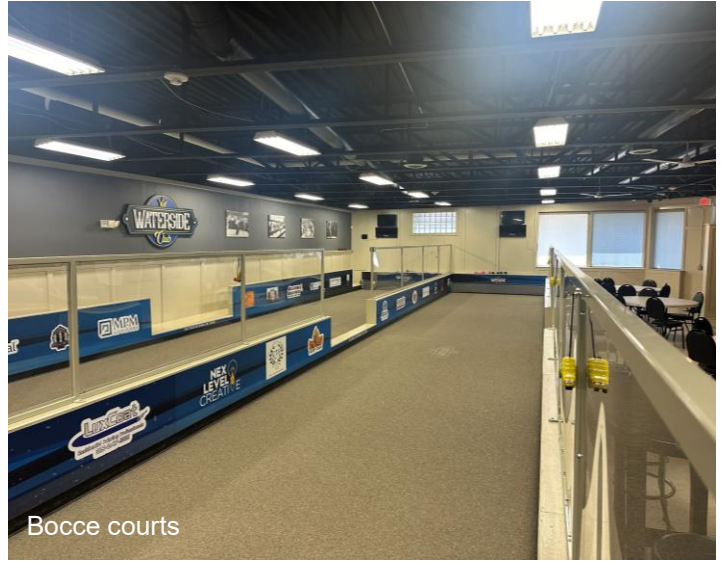
Brand new façade



Municipal parking lot



Bar lounge



Bocce courts



Kitchen area



Cigar lounge





