

FOR LEASE

LYNDON CORNERS LOCATION

6864 E Genesee St, Fayetteville, NY 13066



PROPERTY DESCRIPTION

2,500 +/- SF on the 1st and 2nd floors of a highly visible Route 5 (East Genesee St) building located at the Lyndon Corners major intersection in DeWitt. The front portion of the parcel is zoned SBT (Special Business Transitional), supporting a range of commercial and professional uses. Excellent exposure along a major commuter corridor with an average of approximately 47,900 vehicles per day (3-year NYS DOT average), plus convenient access to I-481 and the greater Syracuse market.

Ideal for professional office, medical/clinic, financial, retail, or other permitted SBT uses. Tenant enjoys ample parking.

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	1,393	14,317	46,962
Total Population	3,432	34,637	119,176
Average HH Income	\$176,816	\$128,979	\$95,968

PROPERTY HIGHLIGHTS

- 2,500 +/- SF (1st & 2nd floors)
- Lyndon Corners major intersection location
- Prime Route 5 / East Genesee St exposure
- 47,900 AADT (3-year NYS DOT average)
- Strong visibility and signage potential
- Convenient access to I-481 and Syracuse Market
- SBT & R1 Zoning:
- Suitable for Office, Medical, Financial & Retail

OFFERING SUMMARY

Lease Rate:	\$3,500.00 per month (NNN)
Available SF:	2,500 SF
Lot Size:	1.29 Acres

CHRIS SURACI

315.885.7924

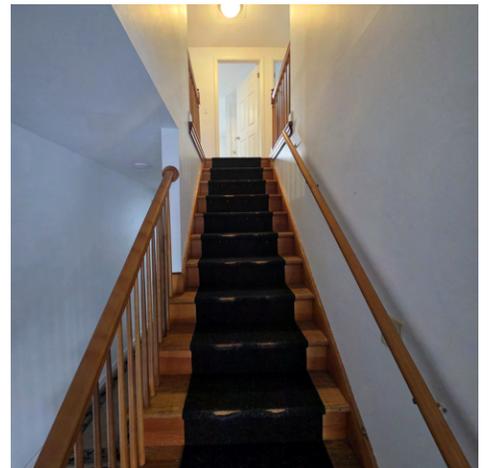
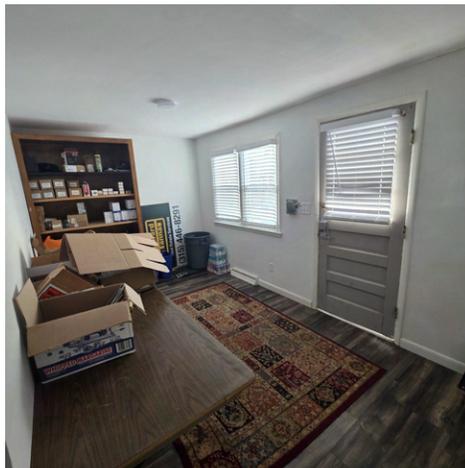
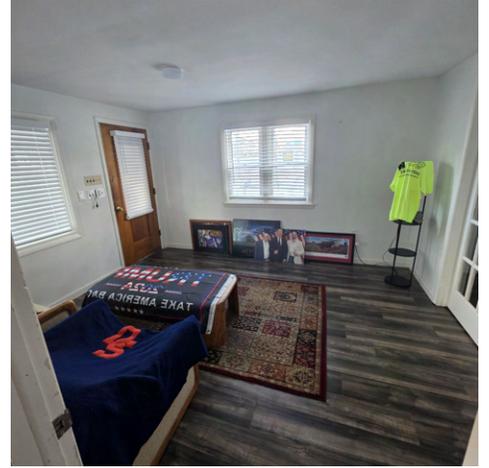
chris@bridgewaycr.com



1ST FLOOR PHOTOS

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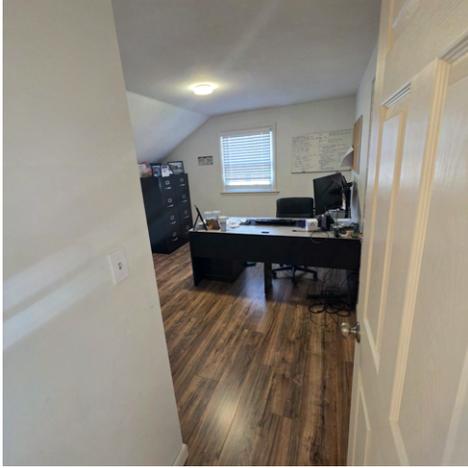
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2ND FLOOR PHOTOS

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LOCAL RETAILERS

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POPULATION	5 MINUTES	10 MINUTES	15 MINUTES
Total Population	8,758	89,714	217,082
Average Age	45	41	39
Average Age (Male)	44	40	38
Average Age (Female)	47	42	40

HOUSEHOLD & INCOME	5 MINUTES	10 MINUTES	15 MINUTES
Total Households	3,607	39,779	88,940
Persons per HH	2.4	2.3	2.4
Average HH Income	\$148,248	\$93,768	\$82,729
Average House Value	\$360,734	\$257,622	\$222,274
Per Capita Income	\$61,770	\$40,768	\$34,470

Map and demographics data derived from AlphaMap

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