

Freestanding Commercial Building

Strong Retail Corridor

3705 Brewerton Road
North Syracuse, NY 13212

6,915 Square Feet On 1.22 Acre Lot



Property Features

6,915 square foot, freestanding commercial building on 1.22 acre lot. The building is currently in shell condition, ready for fit-out. Situated along a busy commuter corridor, this property's location is shared with an impressive list of neighboring national retailers and restaurants, as well as strong residential demographics. Interstates 81, 90 (NYS Thruway), and the Syracuse Airport are all minutes away.

Property Highlights

- + 6,915 square feet, 1.22 acre lot
- + Zoned C-2 Highway Commercial Town of Salina
- + Pricing: Contact Broker

Property Overview

- + 6,915 Square Feet Available
- + 1.22 Acre Lot
- + Strong Demographics
- + Excellent Location on High Traffic Corridor, Route 11
- + Numerous National Retailers
- + Immediate Access To:
 - Interstate 81
 - Interstate 90 (NYS Thruway)
 - Hancock International Airport

Demographics

2022 Demographics	1 Mile	3 Mile	5 Mile
Population	7,356	60,268	166,686
Households	3,353	26,371	72,828
Avg Household Income	\$75,953	\$82,656	\$77,819

Contact Us

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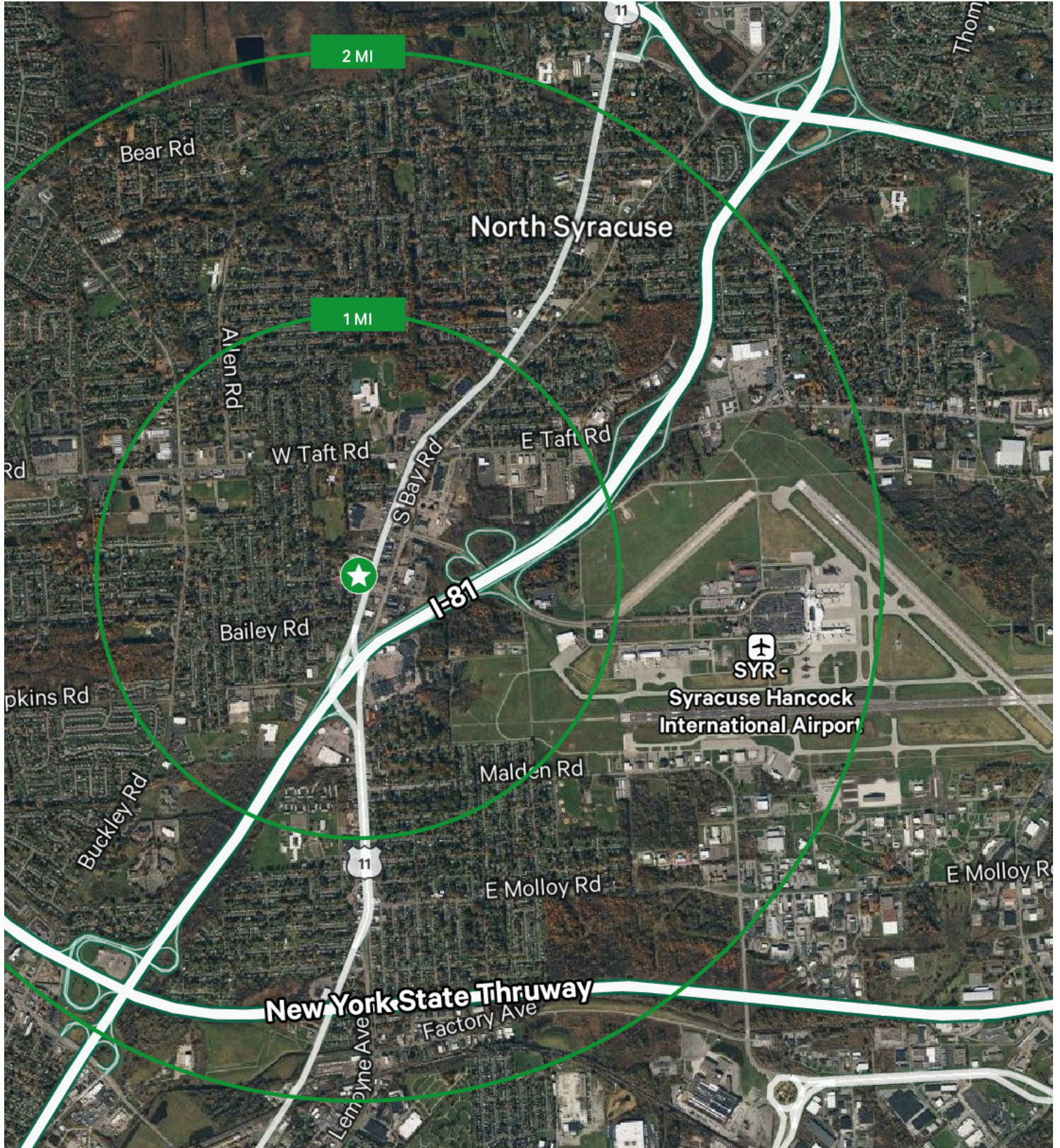
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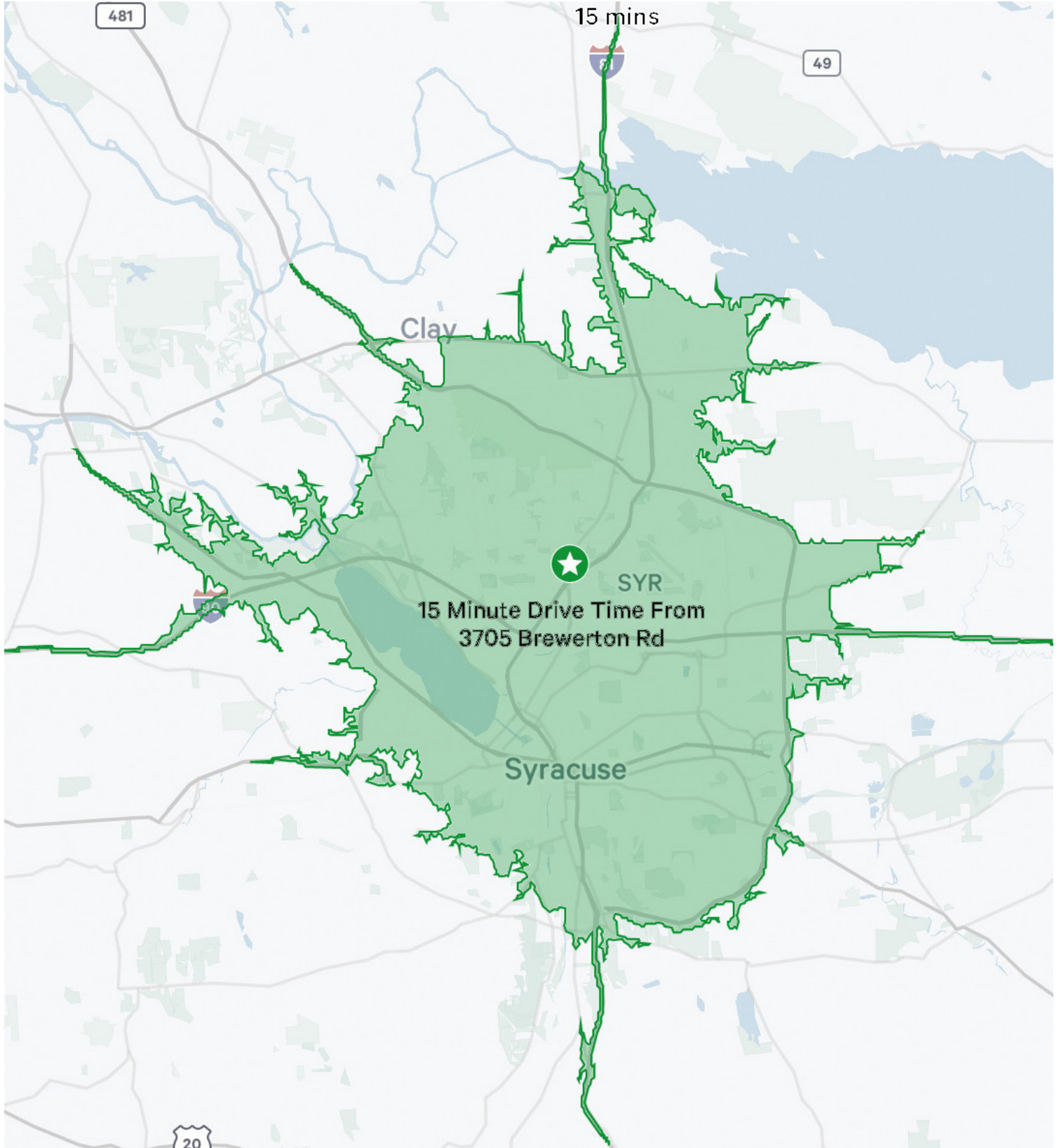
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3705 BREWERTON RD

 POPULATION	1 MILE	3 MILES	5 MILES
2022 Population - Current Year Estimate	7,356	60,268	166,686
2027 Population - Five Year Projection	7,288	59,491	165,300
2020 Population - Census	7,110	60,446	167,030
2010 Population - Census	7,221	60,625	163,637
2020-2022 Annual Population Growth Rate	1.52%	-0.13%	-0.09%
2022-2027 Annual Population Growth Rate	-0.19%	-0.26%	-0.17%
 HOUSEHOLDS	1 MILE	3 MILES	5 MILES
2022 Households - Current Year Estimate	3,353	26,371	72,828
2027 Households - Five Year Projection	3,348	26,201	72,649
2010 Households - Census	3,298	26,172	70,192
2020 Households - Census	3,387 95.8%	26,522 94.5%	72,908 92.2%
2020-2022 Compound Annual Household Growth Rate	-0.45%	-0.25%	-0.05%
2022-2027 Annual Household Growth Rate	-0.03%	-0.13%	-0.05%
2022 Average Household Size	2.17	2.26	2.25
 HOUSEHOLD INCOME	1 MILE	3 MILES	5 MILES
2022 Average Household Income	\$75,953	\$82,656	\$77,819
2027 Average Household Income	\$90,048	\$98,128	\$92,449
2022 Median Household Income	\$58,777	\$62,147	\$55,192
2027 Median Household Income	\$71,905	\$74,637	\$64,694
2022 Per Capita Income	\$34,253	\$36,266	\$34,046
2027 Per Capita Income	\$40,904	\$43,329	\$40,673
 HOUSING UNITS	1 MILE	3 MILES	5 MILES
2022 Housing Units	3,543	28,215	79,873
2022 Vacant Housing Units	190 5.4%	1,844 6.5%	7,045 8.8%
2022 Occupied Housing Units	3,353 94.6%	26,371 93.5%	72,827 91.2%
2022 Owner Occupied Housing Units	2,312 65.3%	17,667 62.6%	39,080 48.9%
2022 Renter Occupied Housing Units	1,041 29.4%	8,704 30.8%	33,747 42.3%
 EDUCATION	1 MILE	3 MILES	5 MILES
2022 Population 25 and Over	5,597	44,703	117,304
HS and Associates Degrees	3,740 66.8%	27,979 62.6%	67,817 57.8%
Bachelor's Degree or Higher	1,494 26.7%	13,328 29.8%	37,199 31.7%
 PLACE OF WORK	1 MILE	3 MILES	5 MILES
2022 Businesses	356	2,596	8,509
2022 Employees	6,924	47,170	141,291

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