



# 551 EAST GENESEE STREET FAYETTEVILLE, NY 13066

---

OFFICE BUILDING FOR SALE

---

JOSHUA W. PODKAMINER, SIOR, CCIM  
315.423.9390  
[jwp@jwpcommercial.com](mailto:jwp@jwpcommercial.com)

**J|W|P**  
COMMERCIAL



# PROPERTY SUMMARY



## OFFERING SUMMARY

Sale Price:	\$795,000
Building Size:	4,298 SF
Available SF:	4,298 SF
Lot Size:	0.69 Acres
Price / SF:	\$184.97
Renovated:	2000
Zoning:	Industrial
Market:	Eastside
Submarket:	Village of Fayetteville

## PROPERTY OVERVIEW

Free-standing building in the Village of Fayetteville. Available immediately and available for sale. Formerly occupied by an accounting office that has merged with another local business. Great visibility. Adjacent to the Fayetteville Post Office.

## PROPERTY HIGHLIGHTS

- Formerly owner occupied accounting and financial services offices
- Village of Fayetteville - Industrial Zoning
- Average Annual Daily Traffic Count of 7,996 (2024)
- ADA Ramp Access to Main Entrance
- Excellent Visibility
- Separate Rental Suite Available (Separate entrances)

JOSHUA W. PODKAMINER, SIOR, CCIM  
315.423.9390  
jwp@jwpcommercial.com



FOR SALE | 551 EAST GENESEE STREET FAYETTEVILLE, NY 13066

## EXTERIOR PHOTOS



JOSHUA W. PODKAMINER, SIOR, CCIM  
315.423.9390  
jwp@jwpcommercial.com

No warranty, express or implied, is made as to the accuracy of any information contained herein. All information contained herein is from sources deemed to be reliable and is submitted subject to errors, omissions, changes in price or other conditions, and withdrawal without notice. Principals, and agents for principals, should not rely solely upon the information contained herein.



FOR SALE | 551 EAST GENESEE STREET FAYETTEVILLE, NY 13066

# INTERIOR PHOTOS

**JWP**  
COMMERCIAL

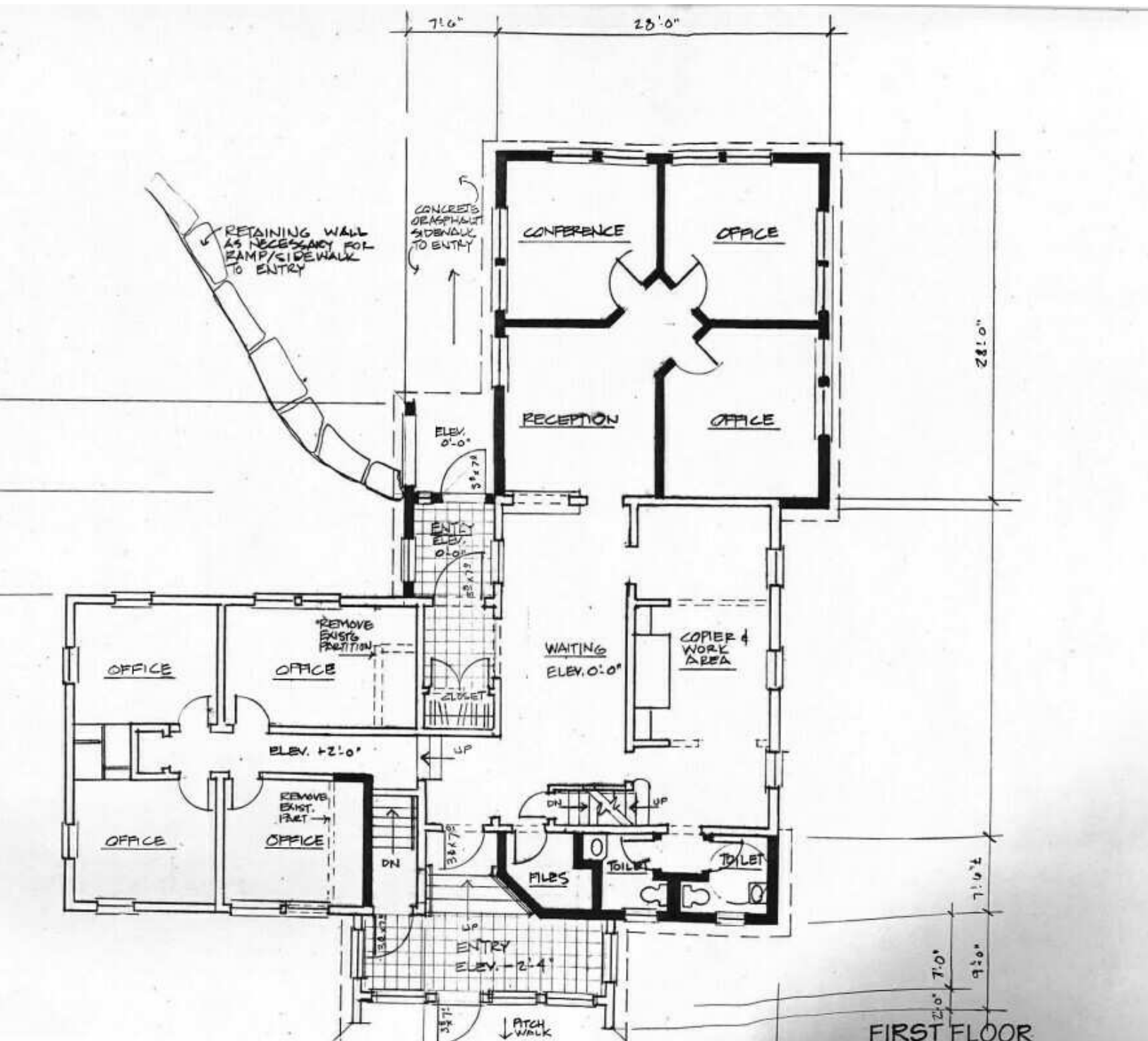


JOSHUA W. PODKAMINER, SIOR, CCIM  
315.423.9390  
jwp@jwpcommercial.com

No warranty, express or implied, is made as to the accuracy of any information contained herein. All information contained herein is from sources deemed to be reliable and is submitted subject to errors, omissions, changes in price or other conditions, and withdrawal without notice. Principals, and agents for principals, should not rely solely upon the information contained herein.



# 1ST FLOOR PLAN



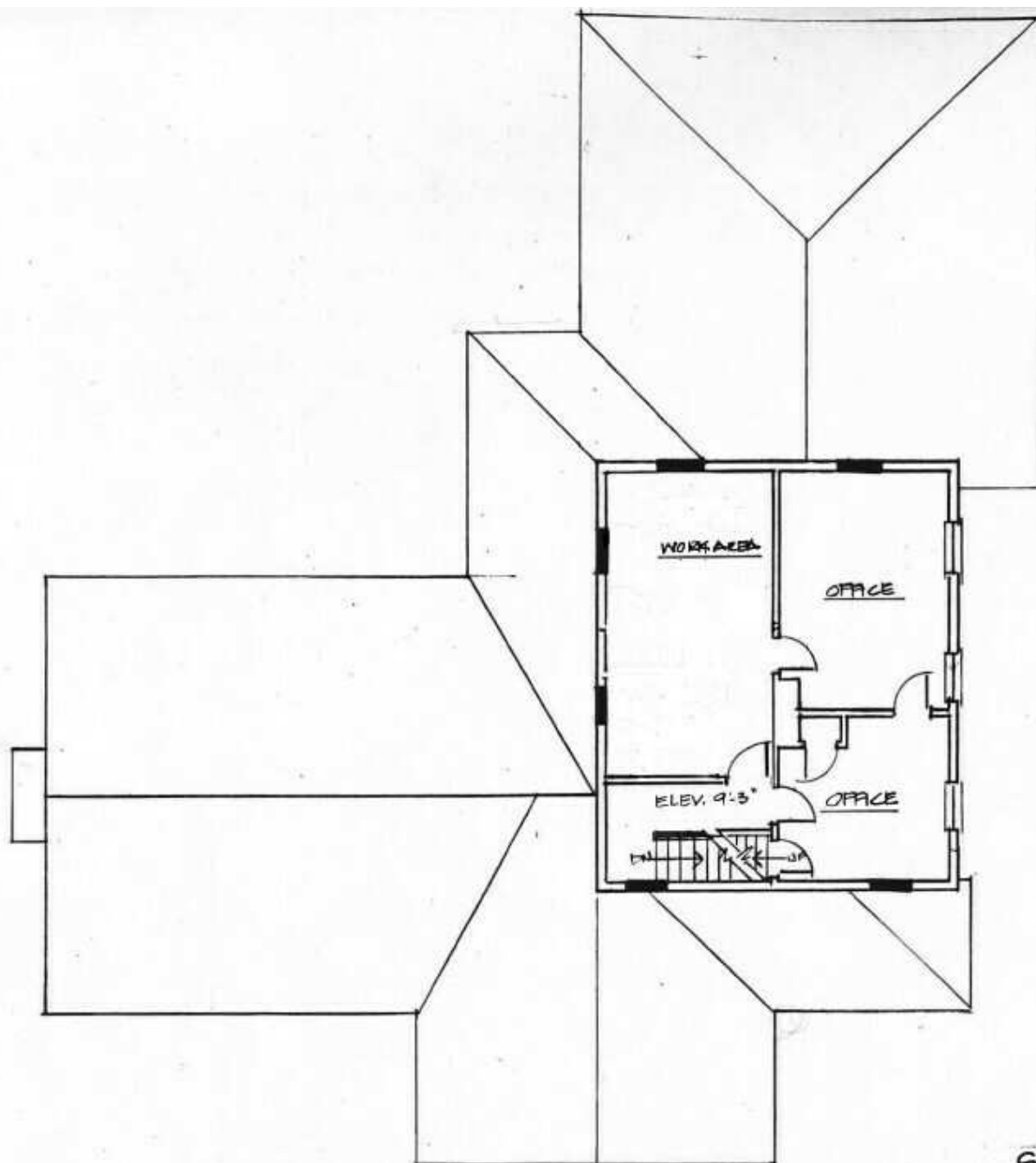
JOSHUA W. PODKAMINER, SIOR, CCIM  
315.423.9390  
jwp@jwpcommercial.com



FOR SALE | 551 EAST GENESEE STREET FAYETTEVILLE, NY 13066

## 2ND FLOOR PLAN

**J|W|P**  
COMMERCIAL



SECOND FLOOR

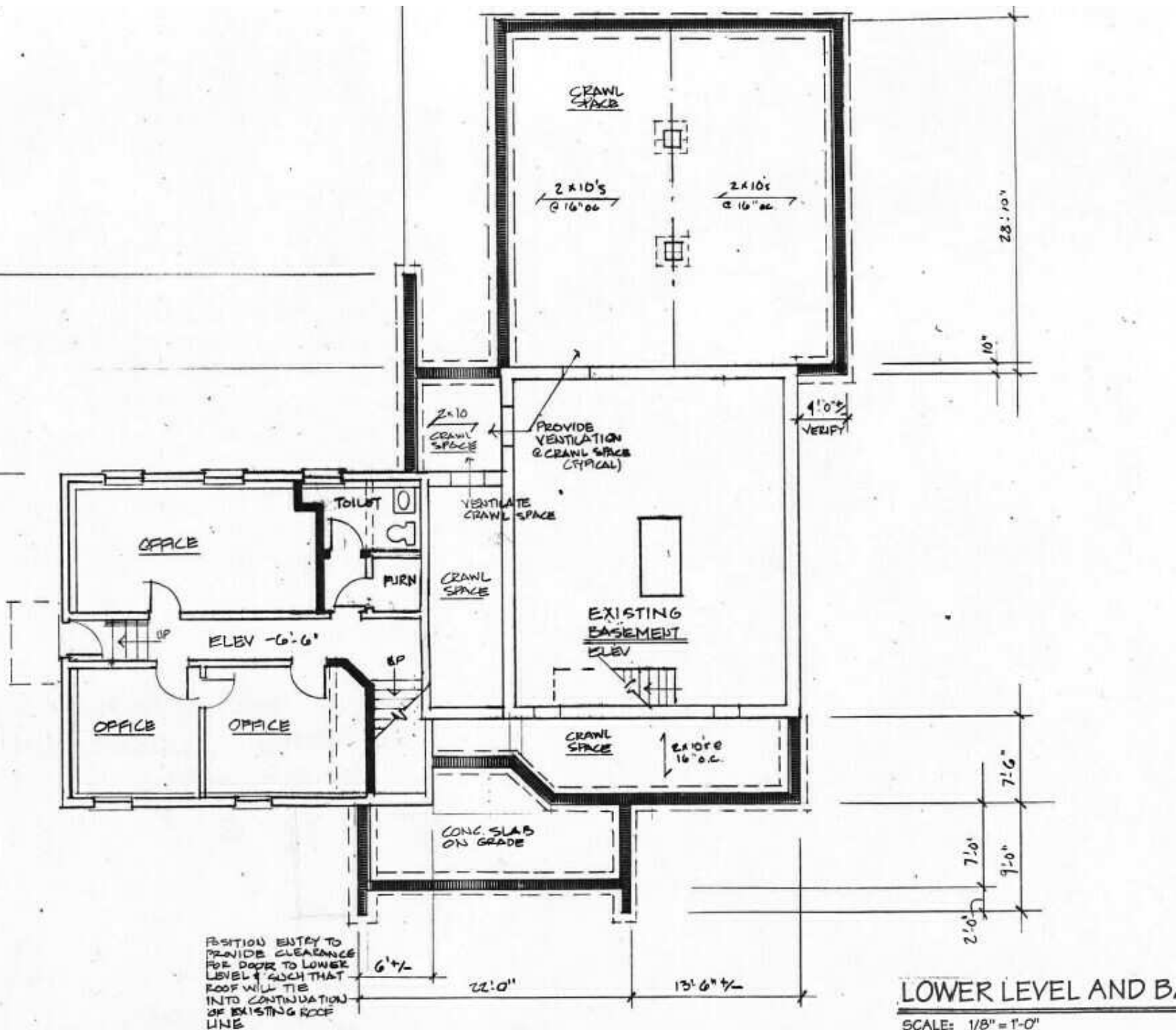
SCALE: 1/8" = 1'-0"

JOSHUA W. PODKAMINER, SIOR, CCIM  
315.423.9390  
jwp@jwpcommercial.com

No warranty, express or implied, is made as to the accuracy of any information contained herein. All information contained herein is from sources deemed to be reliable and is submitted subject to errors, omissions, changes in price or other conditions, and withdrawal without notice. Principals, and agents for principals, should not rely solely upon the information contained herein.



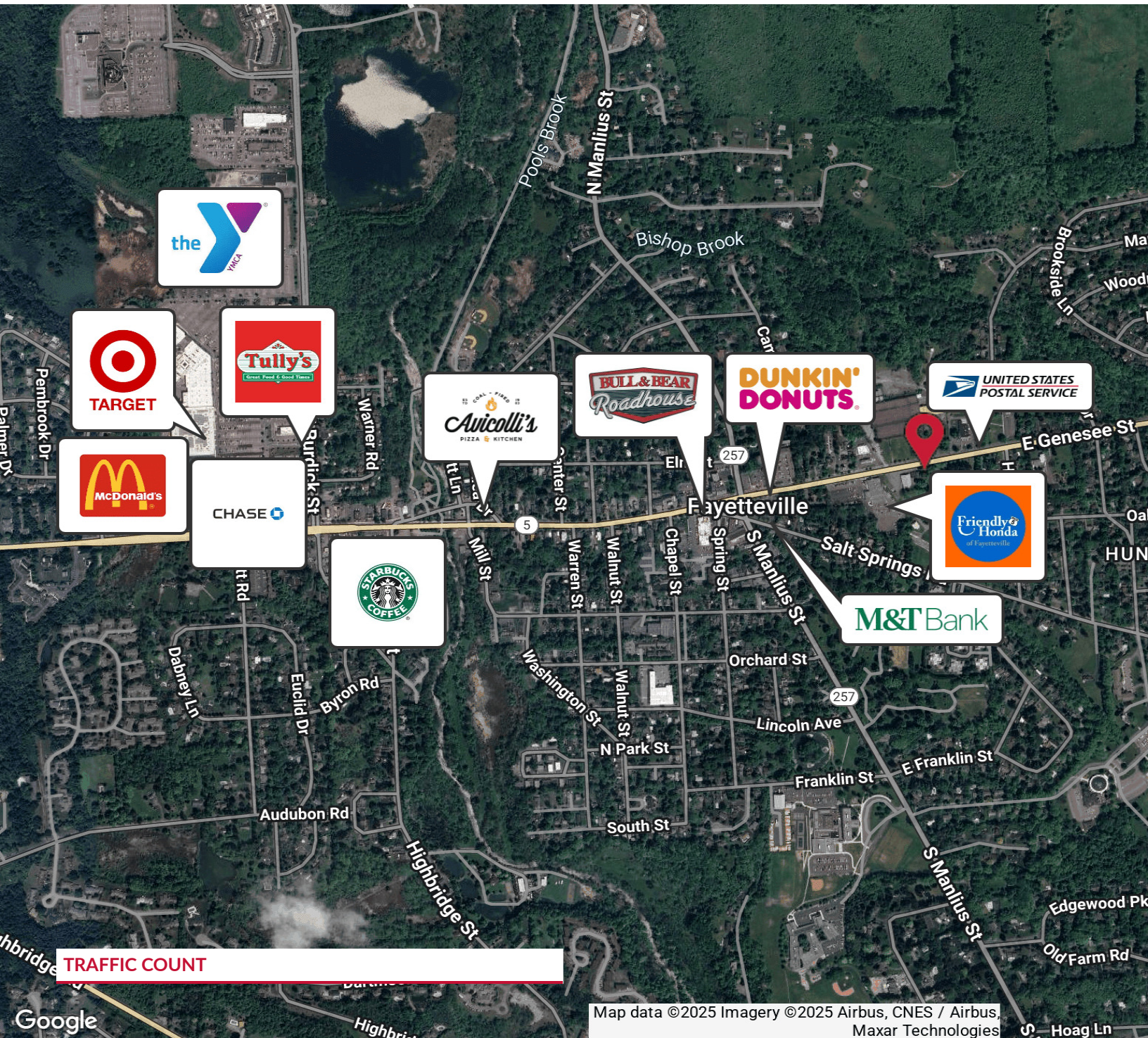
# LL AND BASEMENT PLAN



JOSHUA W. PODKAMINER, SIOR, CCIM  
315.423.9390  
jwp@jwpcommercial.com



# RETAILER MAP



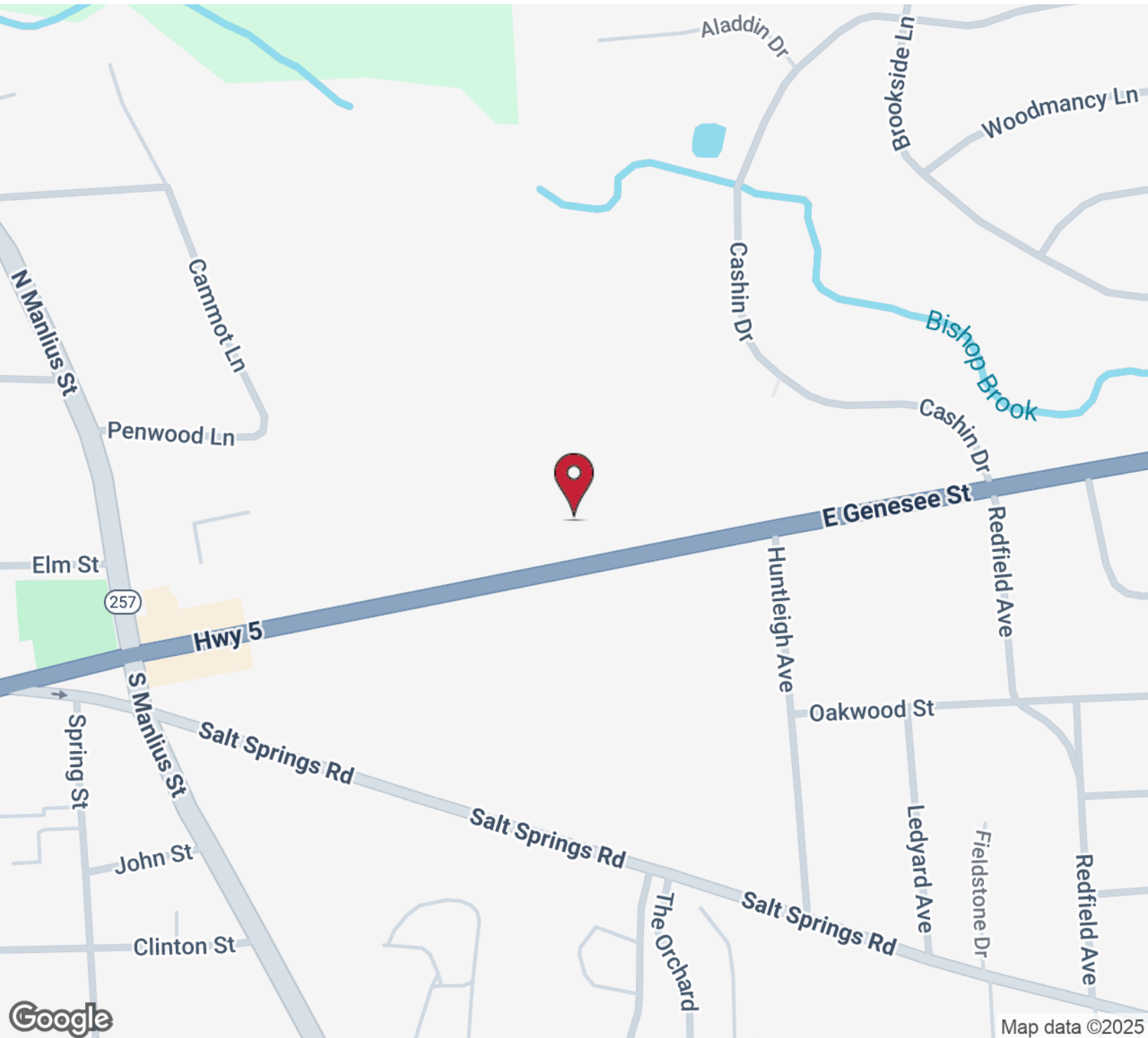
JOSHUA W. PODKAMINER, SIOR, CCIM  
315.423.9390  
jwp@jwpcommercial.com



FOR SALE | 551 EAST GENESEE STREET FAYETTEVILLE, NY 13066

# LOCATION MAP

**J|W|P**  
COMMERCIAL

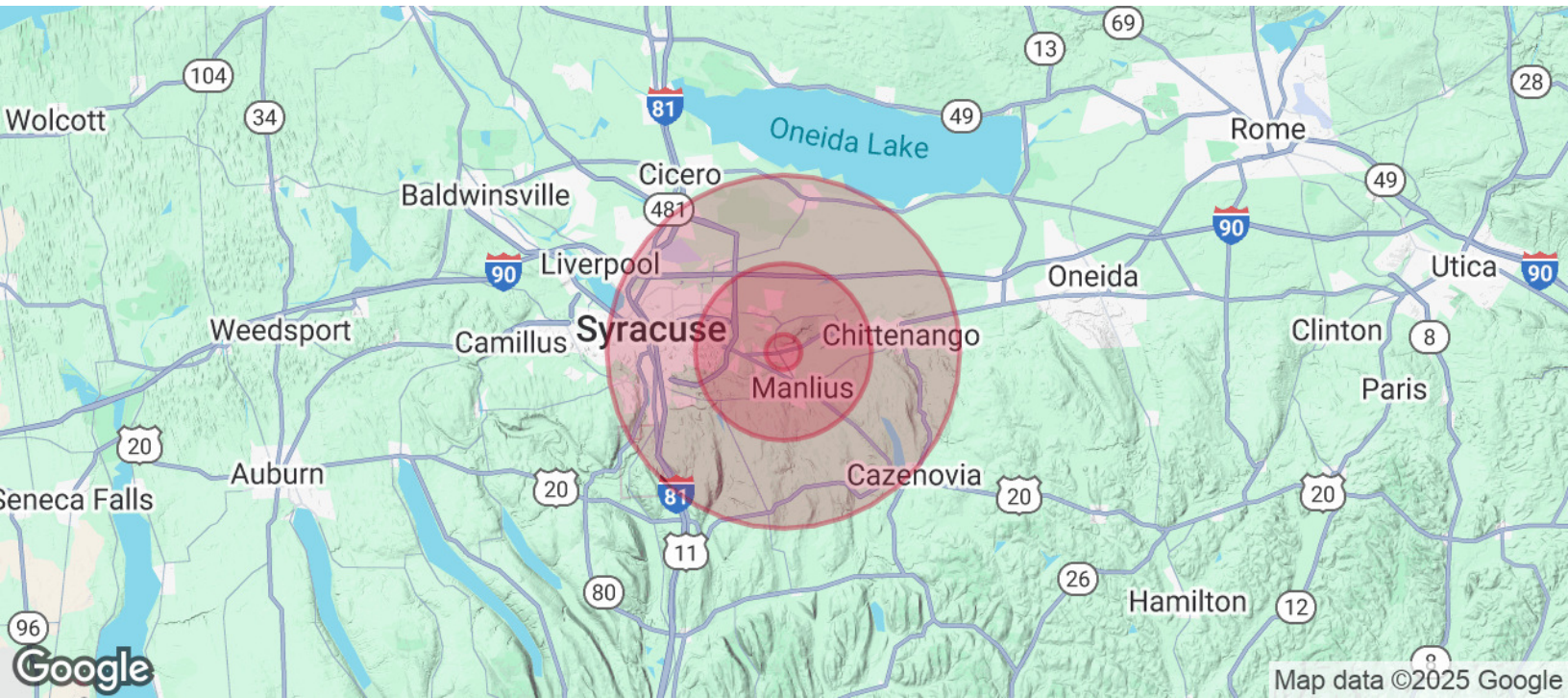


JOSHUA W. PODKAMINER, SIOR, CCIM  
315.423.9390  
jwp@jwpcommercial.com

No warranty, express or implied, is made as to the accuracy of any information contained herein. All information contained herein is from sources deemed to be reliable and is submitted subject to errors, omissions, changes in price or other conditions, and withdrawal without notice. Principals, and agents for principals, should not rely solely upon the information contained herein.



# DEMOGRAPHICS MAP & REPORT



POPULATION	1 MILE	5 MILES	10 MILES
Total Population	5,501	62,880	257,988
Average Age	46	44	40
Average Age (Male)	44	42	39
Average Age (Female)	47	45	42

HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total Households	2,405	25,752	105,561
# of Persons per HH	2.3	2.4	2.4
Average HH Income	\$140,631	\$129,512	\$92,073
Average House Value	\$319,216	\$302,393	\$234,969

Demographics data derived from AlphaMap

JOSHUA W. PODKAMINER, SIOR, CCIM  
 315.423.9390  
 jwp@jwpcommercial.com



# ADVISOR BIO 1



**JOSHUA W. PODKAMINER, SIOR, CCIM**

Managing Member

jwp@jwpcommercial.com

Direct: 315.423.9390 | Cell: 315.415.6030

## PROFESSIONAL BACKGROUND

Joshua W. Podkaminer, SIOR, CCIM is a native of Syracuse, New York. Josh and his wife, Rebecca, have four children and live in the nearby Jamesville - Dewitt area. Josh is active with his family and the community. Hobbies include travel, fly fishing, gardening (vegetable and pumpkin patch,) and a focus of being involved in his children's activities. Josh grew up around the commercial construction business and started working as a laborer on construction sites at the age of 14, which plays a significant role in his interest, and many friendships, with people in the construction trades. After graduating from Hobart College in 2000, Josh joined Montgomery Partners / Emhoff Associates as a real estate salesperson and quickly worked towards his real estate brokerage license. He purchased his first residential rental property in 2000, which expanded into a student housing business, and associated management, with properties immediately adjacent to Syracuse University. Real estate ownership and development has continued with projects including the Franklin Center Office Building, in the heart of Franklin Square, and OneGroup Center at 706 North Clinton Street in the Inner Harbor. The brokerage and management businesses were consolidated, and renamed, in 2015 into JWP Commercial, which today provides real estate brokerage, management, development, and consulting services with a focus throughout the Syracuse, NY and Onondaga County marketplace.

## EDUCATION

Fayetteville-Manlius Schools, Manlius, New York  
Lawrenceville School, Lawrenceville, New Jersey  
Hobart and William Smith Colleges, Geneva, New York

## MEMBERSHIPS

SIOR (Society of Industrial and Office Realtors)  
CCIM (Certified Commercial Investment Member)

**JWP Commercial**  
126 North Salina Street  
Syracuse, NY 13202  
315.415.6030

**JOSHUA W. PODKAMINER, SIOR, CCIM**  
315.423.9390  
jwp@jwpcommercial.com