

ADLER COMMONS

4 Adler Drive | East Syracuse, NY
FOR LEASE



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OFFICE SPACE FOR LEASE

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HIGHLIGHTS

- Prime East Syracuse office location with easy access to major highways
- Flexible office layouts suitable for multiple business types
- Ample on-site parking for tenants and visitors



POPULATION

	1.00 MILE	3.00 MILE	5.00 MILE
	1,351	33,390	153,921

AVERAGE HOUSEHOLD INCOME

	1.00 MILE	3.00 MILE	5.00 MILE
	\$113,305	\$81,467	\$85,059

NUMBER OF HOUSEHOLDS

	1.00 MILE	3.00 MILE	5.00 MILE
	687	15,765	66,241

Space	Size	Lease Rate	Lease Type
Single-Office	250-500 SqFt		Full-Service
Multiple Office Suites	2500-15000 SqFt	\$10.00 PSF (Yearly)	Gross

PROPERTY FEATURES

CURRENT OCCUPANCY	25.00%
BUILDING SF	20,000
LAND ACRES	1.2
YEAR BUILT	1975
YEAR RENOVATED	2015
ZONING TYPE	Industrial
BUILDING CLASS	B
LOCATION CLASS	B
NUMBER OF STORIES	2
NUMBER OF BUILDINGS	1
NUMBER OF PARKING SPACES	77

MECHANICAL

HVAC	Heat and A/C
FIRE SPRINKLERS	None
LIGHTING	LED

CONSTRUCTION

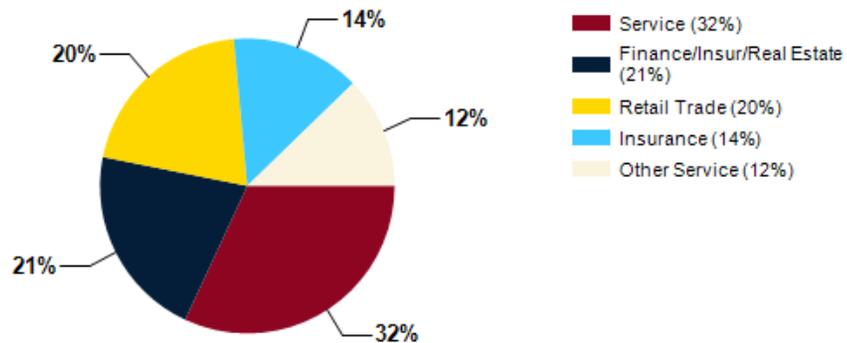
FOUNDATION	Block
EXTERIOR	Updated
PARKING SURFACE	Asphalt
ROOF	Rubber
LANDSCAPING	Manicured

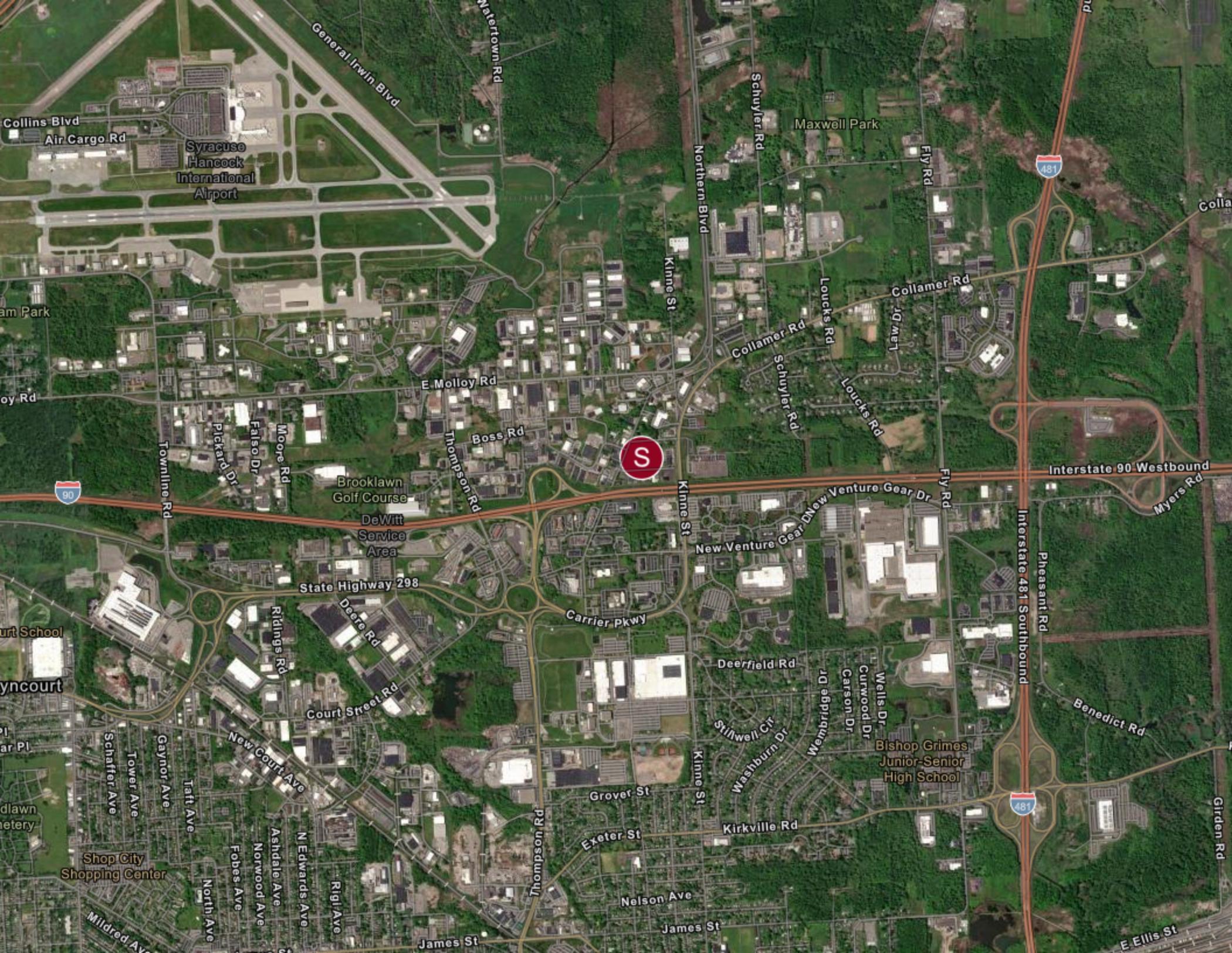


Location Highlights

- Strategically located in East Syracuse's established commercial corridor
- Immediate access to I-90 (NYS Thruway) and I-481 for seamless regional travel
- Minutes from Downtown Syracuse business district
- Close proximity to Syracuse Hancock International Airport for business travel convenience
- Easy access to major employment hubs and corporate offices
- Convenient commuter access from surrounding suburbs and neighboring counties

Major Industries by Employee Count





Syracuse
Hancock
International
Airport

Maxwell Park

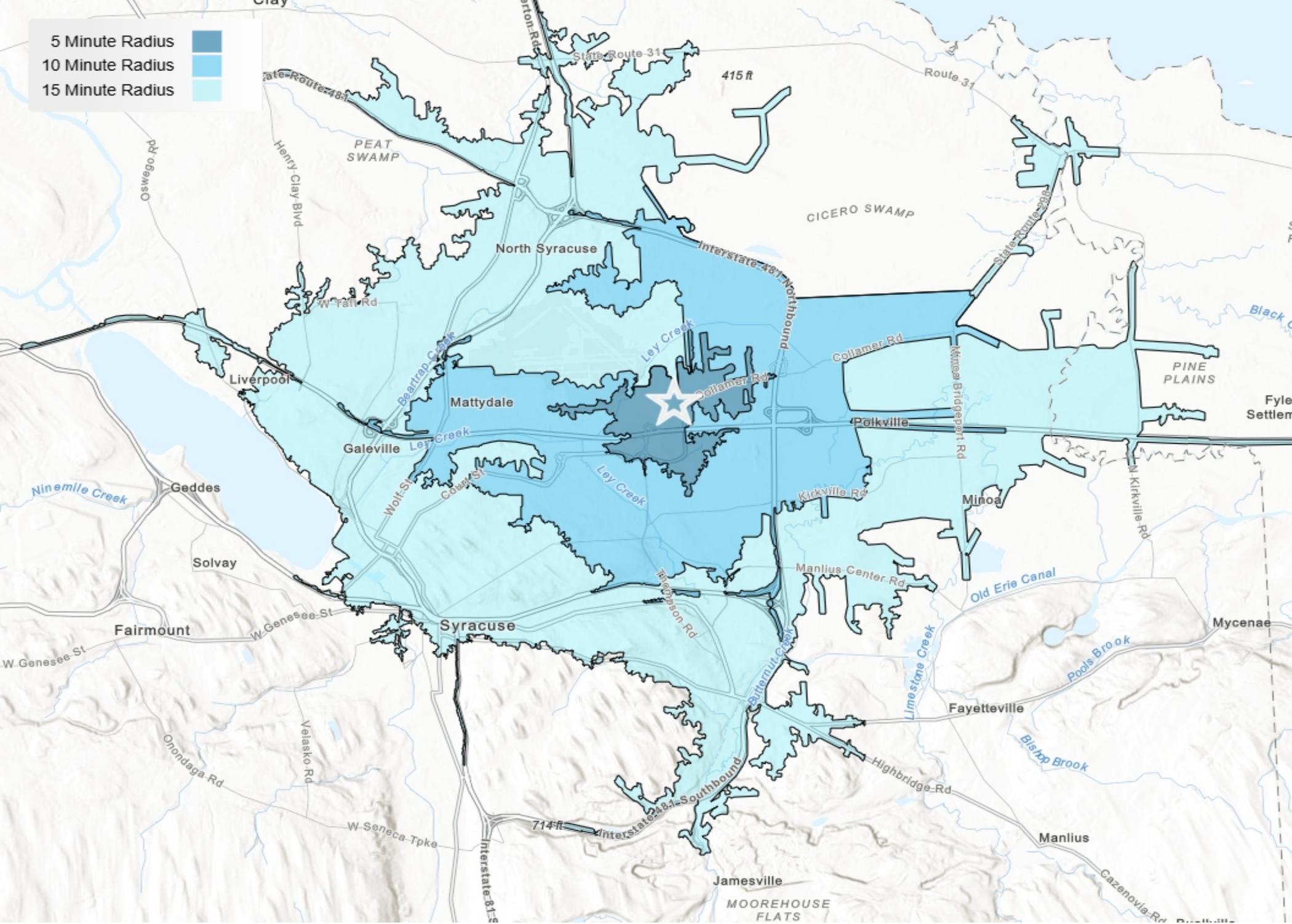
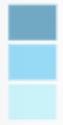
S

Brooklawn
Golf Course
DeWitt
Service
Area

Bishop Grimes
Junior-Senior
High School

Shop City
Shopping Center

5 Minute Radius
 10 Minute Radius
 15 Minute Radius



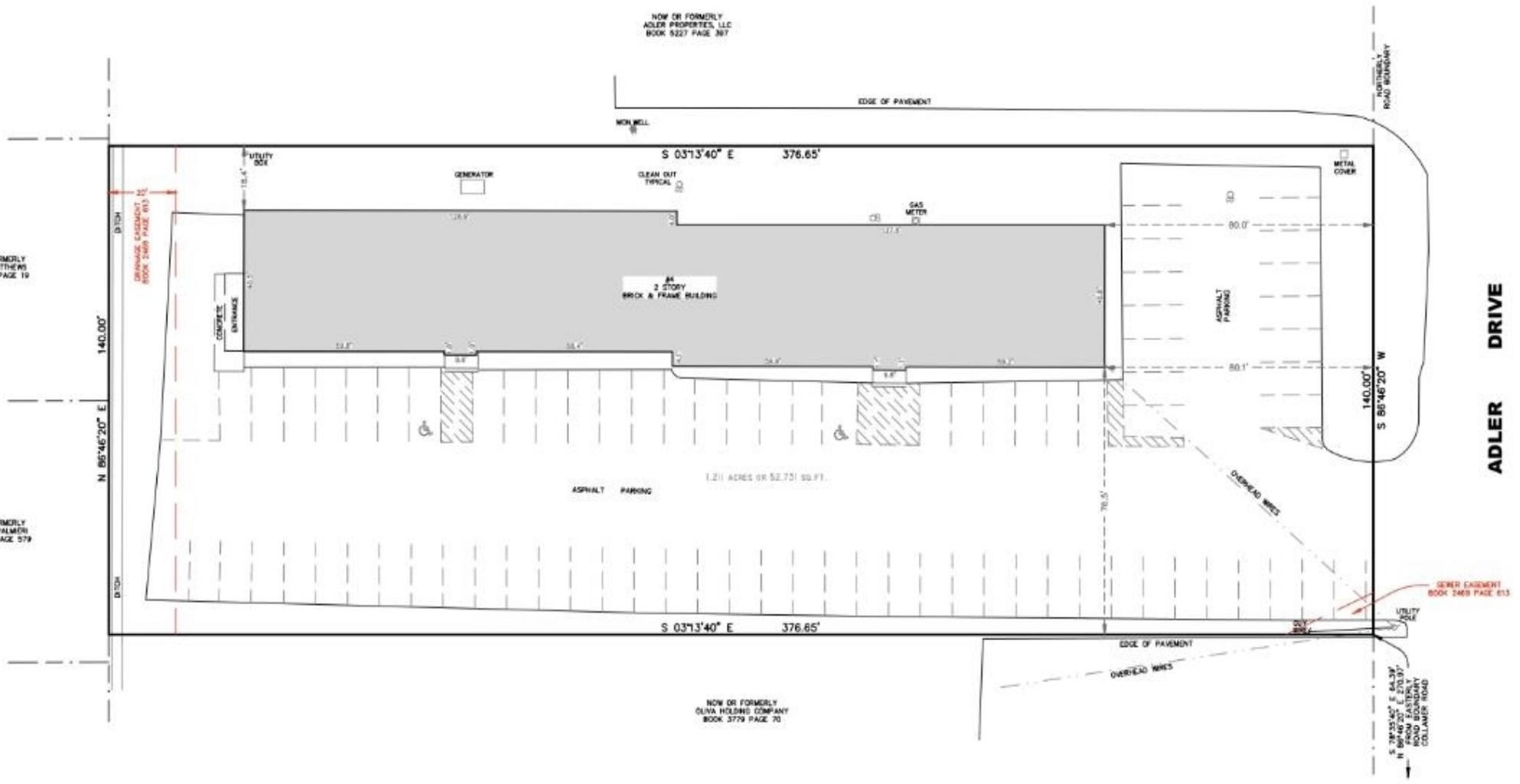
NOW OR FORMERLY
RICHARD MATTHEWS
BOOK 3323 PAGE 19

NOW OR FORMERLY
JOSEPH P. PALMER
BOOK 5319 PAGE 579

NOW OR FORMERLY
ADLER PRIORITIES, LLC
BOOK 5227 PAGE 367

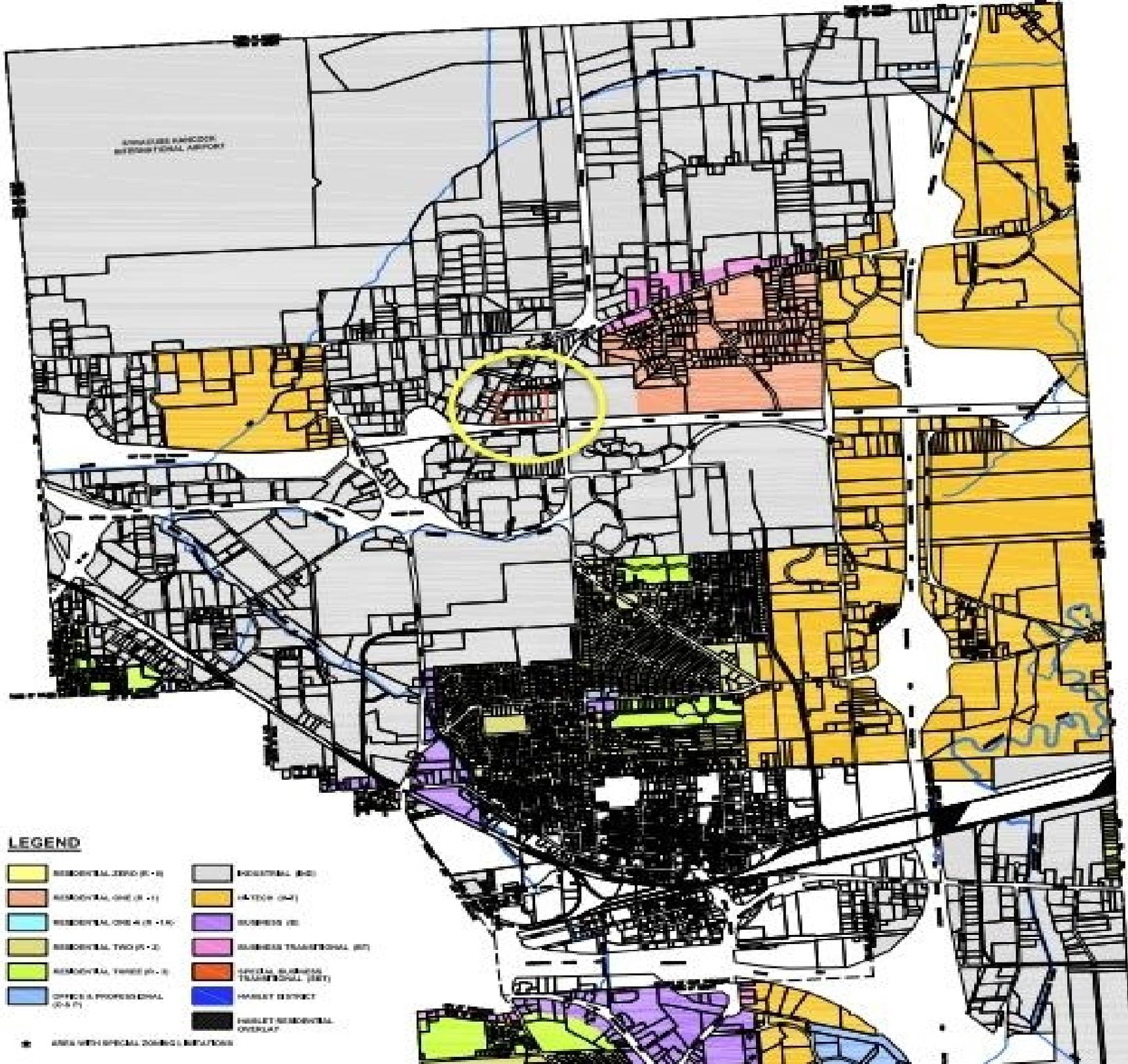
NOW OR FORMERLY
OLIVA HOLDING COMPANY
BOOK 3779 PAGE 70

ADLER DRIVE



SEWER EASEMENT
BOOK 2469 PAGE 613

S 28°55'42" E 64.39'
N 85°46'20" E 270.90'
NORTHWEST ROAD BOUNDARY
COLLIER ROAD



MINNAPOLIS PARKCOOR
INTERNATIONAL AIRPORT

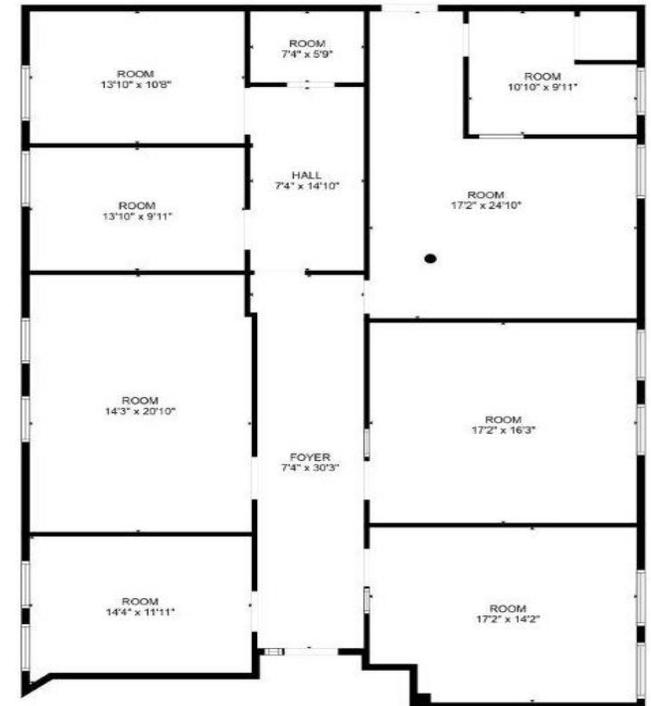
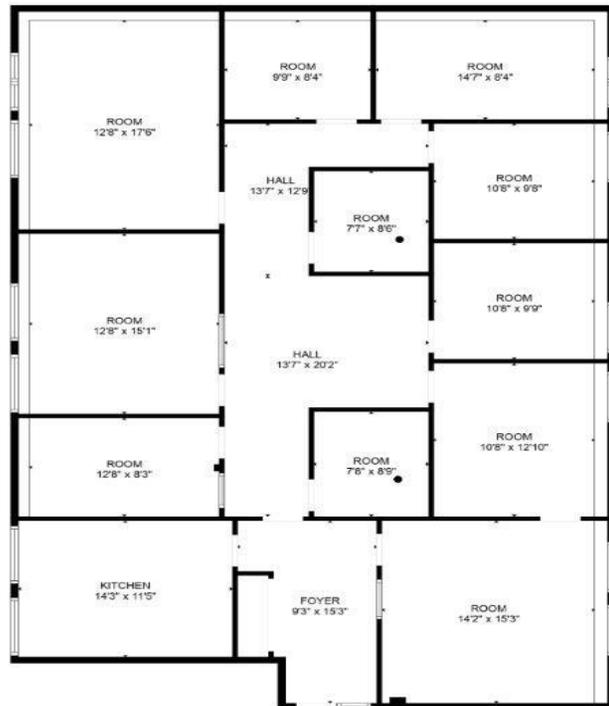
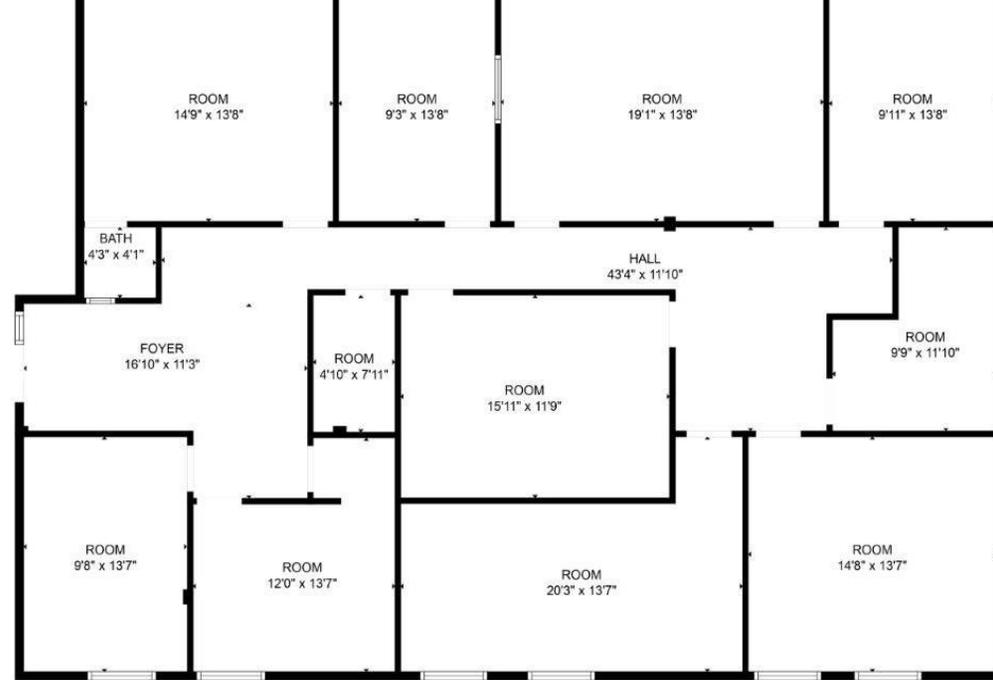
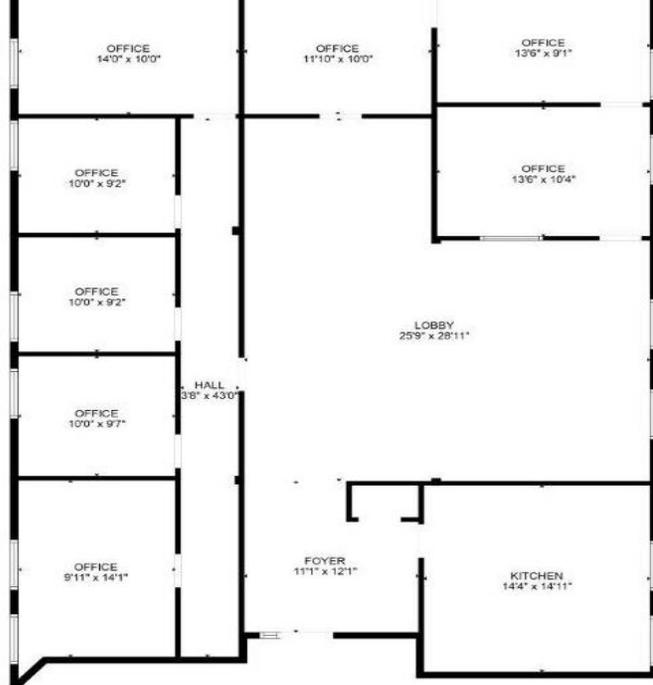


LEGEND

- | | |
|---|---|
|  RESIDENTIAL ZERO (R-0) |  INDUSTRIAL (IND) |
|  RESIDENTIAL ONE (R-1) |  MIX-USE (M-U) |
|  RESIDENTIAL ONE A (R-1A) |  BUSINESS (B) |
|  RESIDENTIAL TWO (R-2) |  BUSINESS TRANSITIONAL (BT) |
|  RESIDENTIAL THREE (R-3) |  SPECIAL BUSINESS TRANSITIONAL (SBT) |
|  OFFICE & PROFESSIONAL (O-P) |  MARKET DISTRICT |
|  AREA WITH SPECIAL ZONING REGULATIONS |  MARKET REDEMPTION OVERLAY |

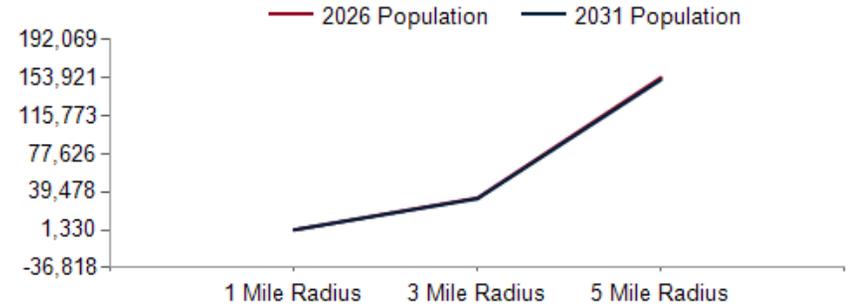




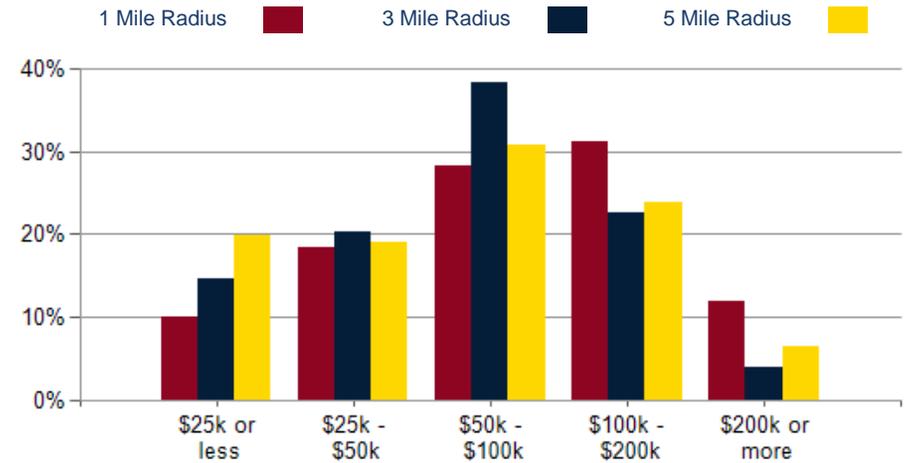


POPULATION	1 MILE	3 MILE	5 MILE
2000 Population	1,357	34,722	151,762
2010 Population	1,399	34,102	153,781
2026 Population	1,351	33,390	153,921
2031 Population	1,330	32,667	151,715
2026 African American	73	4,233	24,792
2026 American Indian	9	258	1,070
2026 Asian	88	1,426	11,641
2026 Hispanic	66	2,243	11,550
2026 Other Race	22	807	4,497
2026 White	1,058	23,619	99,110
2026 Multiracial	101	3,039	12,758
2026-2031: Population: Growth Rate	-1.55%	-2.20%	-1.45%

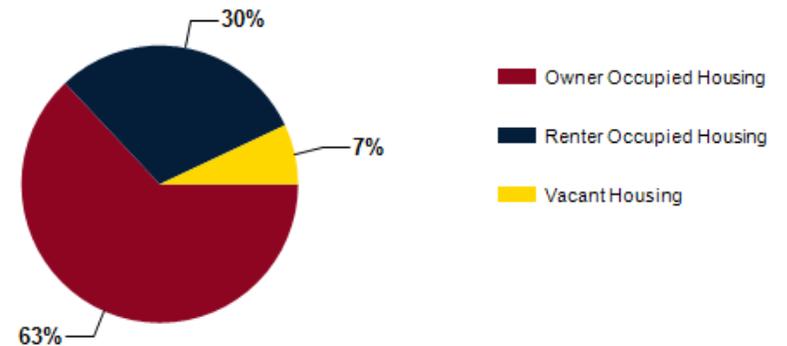
2026 HOUSEHOLD INCOME	1 MILE	3 MILE	5 MILE
less than \$15,000	36	1,255	8,466
\$15,000-\$24,999	33	1,038	4,713
\$25,000-\$34,999	44	1,400	5,562
\$35,000-\$49,999	82	1,806	7,103
\$50,000-\$74,999	91	3,752	12,224
\$75,000-\$99,999	104	2,310	8,134
\$100,000-\$149,999	131	2,379	10,424
\$150,000-\$199,999	84	1,194	5,388
\$200,000 or greater	82	631	4,228
Median HH Income	\$86,745	\$64,696	\$63,719
Average HH Income	\$113,305	\$81,467	\$85,059



2026 Household Income



2026 Own vs. Rent - 1 Mile Radius

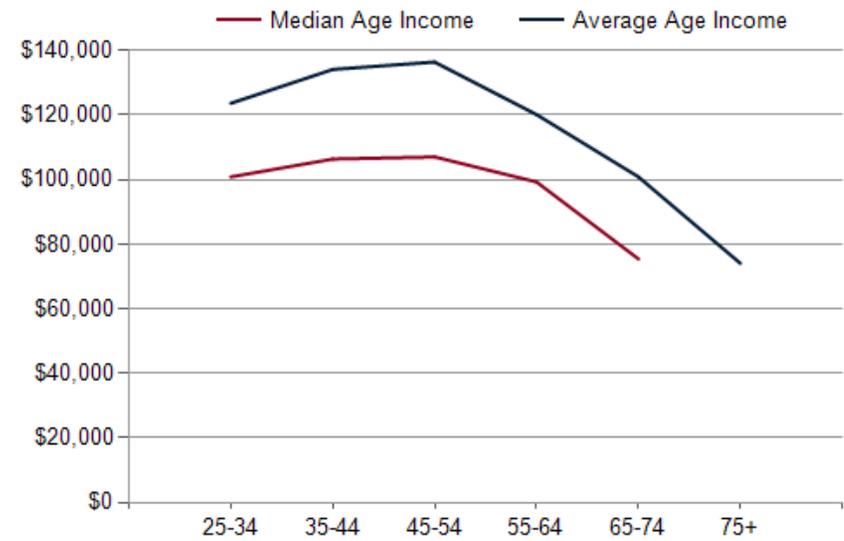
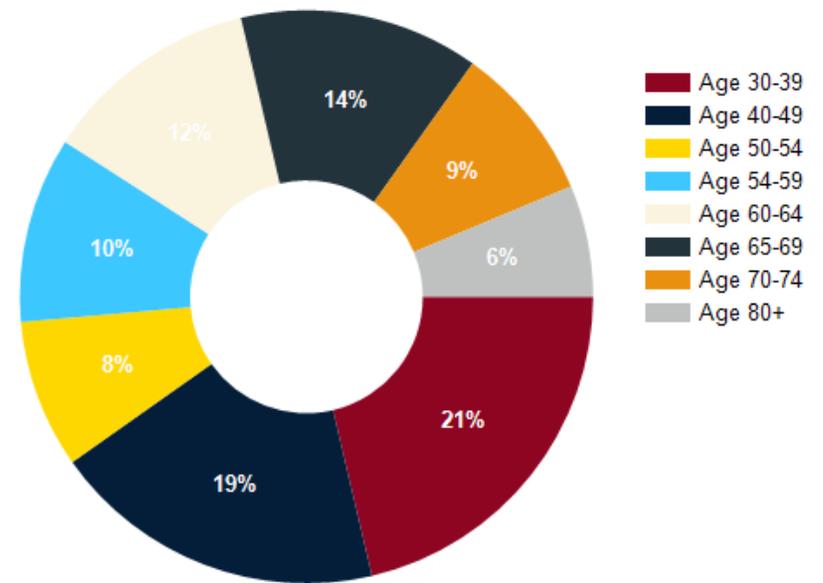


Source: esri

2026 POPULATION BY AGE	1 MILE	3 MILE	5 MILE
2026 Population Age 30-34	91	2,466	10,863
2026 Population Age 35-39	92	2,616	10,011
2026 Population Age 40-44	78	2,178	8,840
2026 Population Age 45-49	84	1,967	7,861
2026 Population Age 50-54	72	1,868	7,804
2026 Population Age 55-59	90	2,133	8,644
2026 Population Age 60-64	105	2,330	9,048
2026 Population Age 65-69	116	2,297	8,653
2026 Population Age 70-74	76	1,707	7,168
2026 Population Age 75-79	54	1,226	5,185
2026 Population Age 80-84	34	726	3,483
2026 Population Age 85+	38	745	3,641
2026 Population Age 18+	1,100	27,003	124,686
2026 Median Age	45	41	37
2031 Median Age	45	43	38

2026 INCOME BY AGE	1 MILE	3 MILE	5 MILE
Median Household Income 25-34	\$100,857	\$69,004	\$64,676
Average Household Income 25-34	\$123,653	\$87,454	\$84,738
Median Household Income 35-44	\$106,375	\$80,431	\$77,867
Average Household Income 35-44	\$134,160	\$97,661	\$98,005
Median Household Income 45-54	\$107,032	\$76,867	\$81,067
Average Household Income 45-54	\$136,432	\$95,306	\$103,304
Median Household Income 55-64	\$99,276	\$67,388	\$71,084
Average Household Income 55-64	\$120,150	\$83,508	\$93,802
Median Household Income 65-74	\$75,413	\$53,304	\$56,329
Average Household Income 65-74	\$100,850	\$68,637	\$76,966
Average Household Income 75+	\$74,071	\$56,645	\$64,894

Population By Age





William Thresh

Licensed RE Broker - Member Associate SIOR

Bill approaches every transaction with an open and creative mindset, tailoring innovative solutions to meet the unique needs of individuals and businesses. Real estate has been a Thresh family tradition in Central New York for three generations, and Bill is proud to carry on the legacy of his grandfather and father. Through his brokerage, he upholds the Thresh family values of honesty, integrity, and trust.



Benjamin specializes in commercial sales and leasing, leveraging data-driven insights and strong industry relationships to deliver strategic real estate solutions. With a deep understanding of market trends, Ben is committed to maximizing value for clients.

Benjamin Sharifaei
Licensed Real Estate Agent

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The information contained in the following offering memorandum is proprietary and strictly confidential. It is intended to be reviewed only by the party receiving it from Thresh Brokerage and it should not be made available to any other person or entity without the written consent of Thresh Brokerage.

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The information contained herein is not a substitute for a thorough due diligence investigation. Thresh Brokerage has not made any investigation, and makes no warranty or representation with respect to the income or expenses for the subject property, the future projected financial performance of the property, the size and square footage of the property and improvements, the presence or absence of contaminating substances, PCBs or asbestos, the compliance with local, state and federal regulations, the physical condition of the improvements thereon, or financial condition or business prospects of any tenant, or any tenant's plans or intentions to continue its occupancy of the subject property.

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Exclusively Marketed by:



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