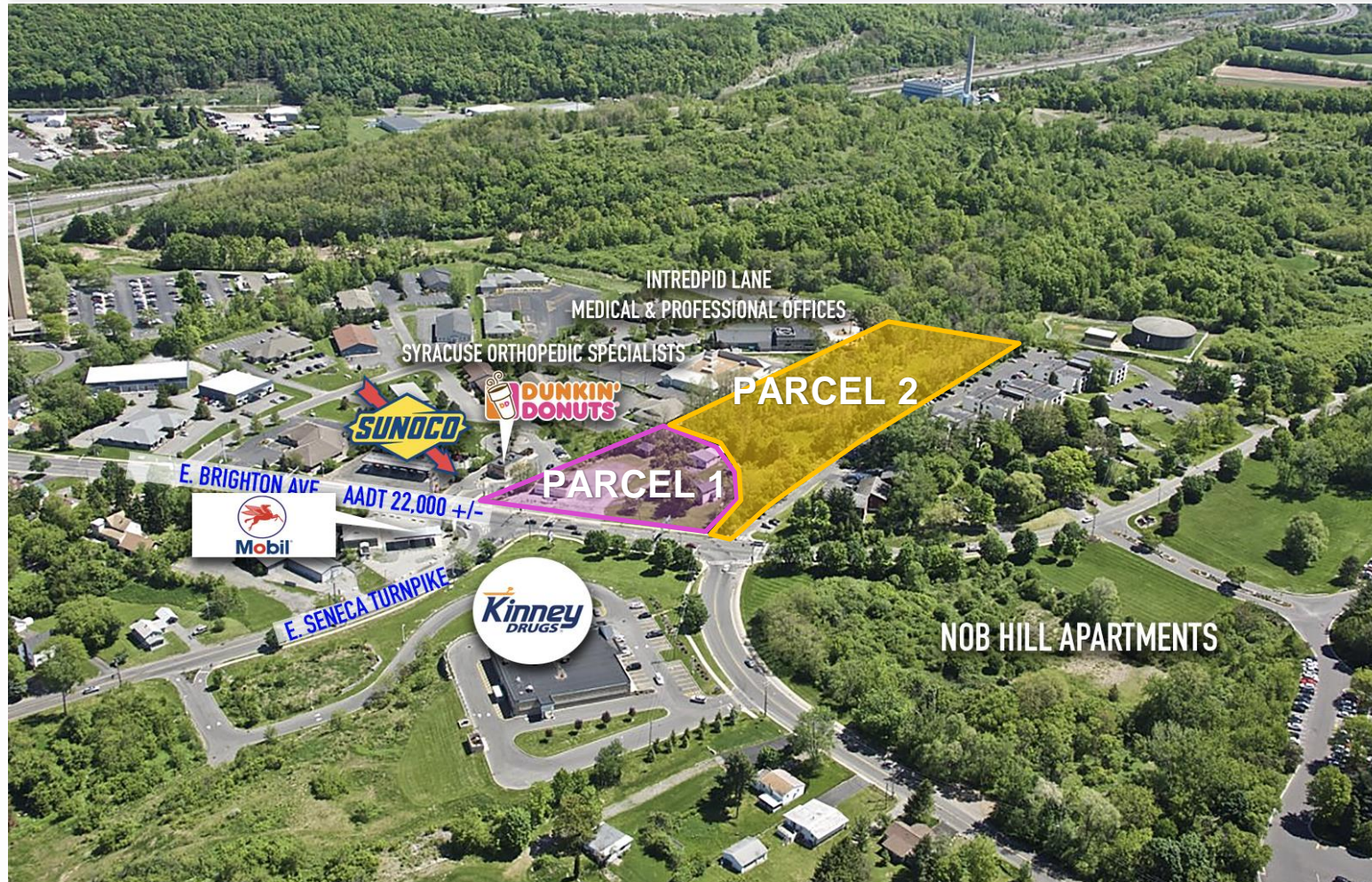




WASHINGTON ST. PARTNERS

NOW AVAILABLE: DEVELOPMENT SITES (LOTS 1-2)

1001 E. Brighton Ave.
Syracuse, NY 13205



DEMOGRAPHICS

Radius	Population	Avg. Income	Households
1 Miles	12,237	\$33,785	5,191
3 Miles	79,227	\$46,897	29,015
5 Miles	185,800	\$45,842	70,262

TRAFFIC COUNTS

- Average Annual Daily Traffic: 22,000+/- AADT

PROPERTY OVERVIEW

- 4.53+/- Acres Development Opportunity
- Land Lease / Build To Suit Options
- Approx. 405' Total Road Frontage
- Traffic Signals at Intersection
- Close to 81/481 Interchange
- Proximity To: Downtown Syracuse & University District

SUBDIVISION PLAN

- Subdivision Plan Available
- Potential Three (2) Lot Subdivision
- Multibuilding Mixed Use: QSR, RETAIL, Self Storage
- New Comprehensive Traffic Plan & Access Roads

FOR ADDITIONAL REAL ESTATE OPPORTUNITIES
WashingtonStPartners.com



WASHINGTON ST. PARTNERS CORPORATE OFFICES
120 E. Washington Street, Syracuse, NY 13202
PH 315-426-2624 info@washingtonstpartners.com