MULTI-TENANT BUILDING AVAILABLE FOR LEASE

201 Lawrence Road East

Syracuse, NY 13212





AVAILABLE OPPORTUNITIES

- » FOR LEASE
- » Two 2,500 SF spaces available on 0.77 acres
- » Former Denny's Restaurant

PROPERTY HIGHLIGHTS

- Excellent corner location at signalized intersection of Lawrence Road East & S Bay Road, situated in the heart of the retail corridor in North Syracuse
- » Just 0.2 miles from the Syracuse International Airport entrance
- » Multiple points of ingress/egress with access from both Lawrence Road E and S Bay Road
- » Excellent visibility, pylon signage & ample parking
- » Conveniently located just 0.26 miles from Interstate 81



FOR MORE INFORMATION, PLEASE CONTACT:



VALERIE VINCENT Licensed Real Estate Associate Broker 315.663.8827 (c) Valerie@VentureBrokerageGroup.com

© 2024 Venture Brokerage Group | 157 Rue De Ville | Rochester, NY 14618

VENTUREBROKERAGEGROUP.COM

This information supplied herein is from sources we deem reliable. It is provided without any representation, warranty or guarantee, expressed or implied as to its accuracy. You should conduct an independent investigation and verification of all matters deemed to be material, including, but not limited to, statements of income and expenses. Consult your attorney, accountant or other professional advisor.

MULTI – TENANT BUILDING AVAILABLE FOR LEASE

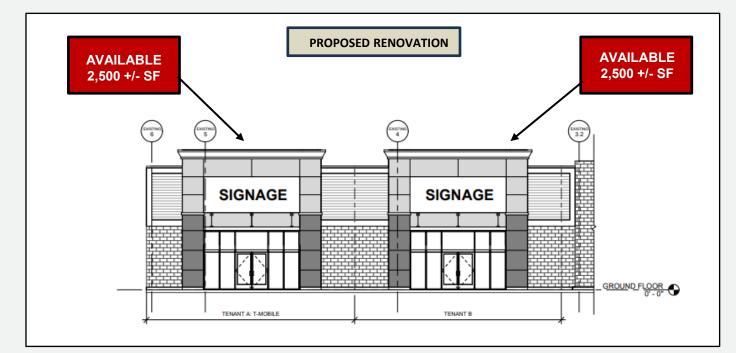
201 Lawrence Road East

VENTURE BROKERAGE GROUP

Syracuse, NY 13212

SITE PHOTOS





FOR MORE INFORMATION, PLEASE CONTACT:



VALERIE VINCENT Licensed Real Estate Associate

Broker 315.663.8827 (c) Valerie@VentureBrokerageGroup.com

© 2024 Venture Brokerage Group | 157 Rue De Ville | Rochester, NY 14618

VENTUREBROKERAGEGROUP.COM

This information supplied herein is from sources we deem reliable. It is provided without any representation, warranty or guarantee, expressed or implied as to its accuracy. You should conduct an independent investigation of all matters deemed to be material, including, but not limited to, statements of income and expenses. Consult your attorney, accountant or other professional advisor.

MULTI – TENANT BUILDING AVAILABLE FOR LEASE

201 Lawrence Road East



Syracuse, NY 13212

MARKET AERIAL



FOR MORE INFORMATION, PLEASE CONTACT:



VALERIE VINCENT Licensed Real Estate Associate Broker 315.663.8827 (c) Valerie@VentureBrokerageGroup.com

© 2024 Venture Brokerage Group | 157 Rue De Ville | Rochester, NY 14618

VENTUREBROKERAGEGROUP.COM

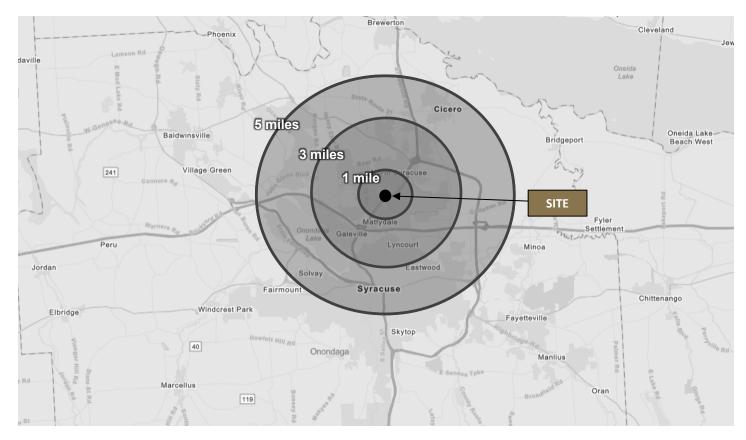
This information supplied herein is from sources we deem reliable. It is provided without any representation, warranty or guarantee, expressed or implied as to its accuracy. You should conduct an independent investig verification of all matters deemed to be material, including, but not limited to, statements of income and expenses. Consult your attorney, accountant or other professional advisor.

201 Lawrence Road East

Syracuse, NY 13212



DEMOGRAPHICS



DEMOGRAPHIC SNAPSHOT	1 MILE	3 MILES	5 MILES
Total Population	6,831	60,259	168,323
Daytime Population	8,785	73,109	217,147
Households	3,135	26,562	74,120
Average Household Income	\$76,281	\$82,862	\$78,004



2,574

Businesses

47,261

Employees



\$144,689 Median Home Value



39.1 Median Age

FOR MORE INFORMATION, PLEASE CONTACT:



VALERIE VINCENT Licensed Real Estate Associate Broker 315.663.8827 (c) Valerie@VentureBrokerageGroup.com

© 2024 Venture Brokerage Group | 157 Rue De Ville | Rochester, NY 14618

VENTUREBROKERAGEGROUP.COM

This information supplied herein is from sources we deem reliable. It is provided without any representation, warranty or guarantee, expressed or implied as to its accuracy. You should conduct an independent investive refication of all matters deemed to be material, including, but not limited to, statements of income and expenses. Consult your attorney, accountant or other professional advisor.