


**FOR SALE**

# 2,970± SF, 2-BUILDING RETAIL PROPERTY

## Property Highlights

- Prime Fayetteville location with 49,336 AADT on East Genesee Street and immediate access to Lyndon Road
- Two distinct structures:
  - Retail showroom with inviting storefront and display area
  - Full two-story house featuring kitchen, porch, multiple rooms, and backyard area — ideal for live/work use, office conversion, or additional retail/service space
- Highly desirable east-side trade area with dense residential population and strong spending power (avg. household income \$188K within 1 mile)
- Surrounded by established national and regional retailers, banks, and service providers (WellNow, Tompkins Community Bank, Verizon, Howard Hanna, and others)
- Recent upkeep and improvements — move-in ready for a variety of retail, boutique, salon, service, or professional office users
- Rare opportunity to purchase stand-alone commercial property in one of the most sought-after Onondaga County locations

Demographic	1 Mile	3 Miles	5 Miles
Population	3,371	32,738	119,912
Households	1,328	13,650	48,362
Average H.H. Income	\$188,568	\$133,961	\$99,630
Daytime Employees	2,424	24,343	94,577

Source: ESRI Business Analyst 2024

## Traffic Counts

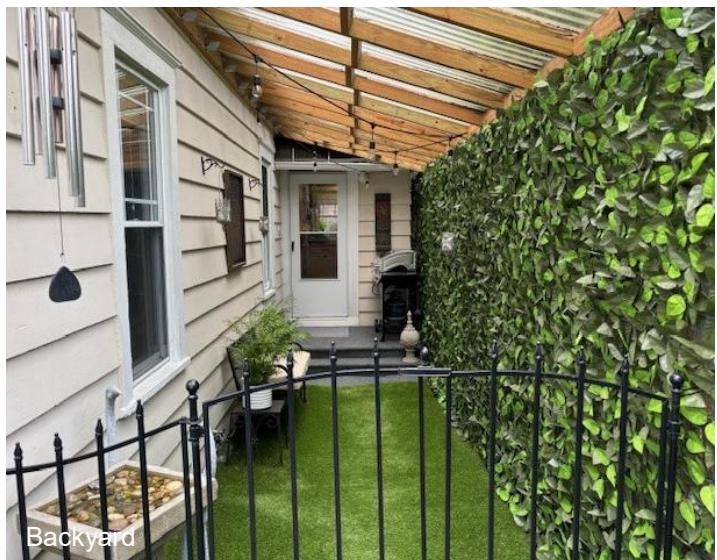
East Genesee Street	49,336 AADT
Lyndon Road	3,685 AADT

Source: NYS DOT 2023

## EXCLUSIVE CONTACT

**Leonard DeStefano**  
**Real Estate Salesperson**  
 +1 315 445 8512  
 ldestefano@pyramidbrokerage.com

5845 Widewaters Parkway, Suite 200  
 East Syracuse, New York 13057  
 +1 315 445 1030  
 pyramidbrokerage.com





20 Approximate plot lines subject to verification of survey.

© All EagleView Technology Corporation

