

119 Simon Drive

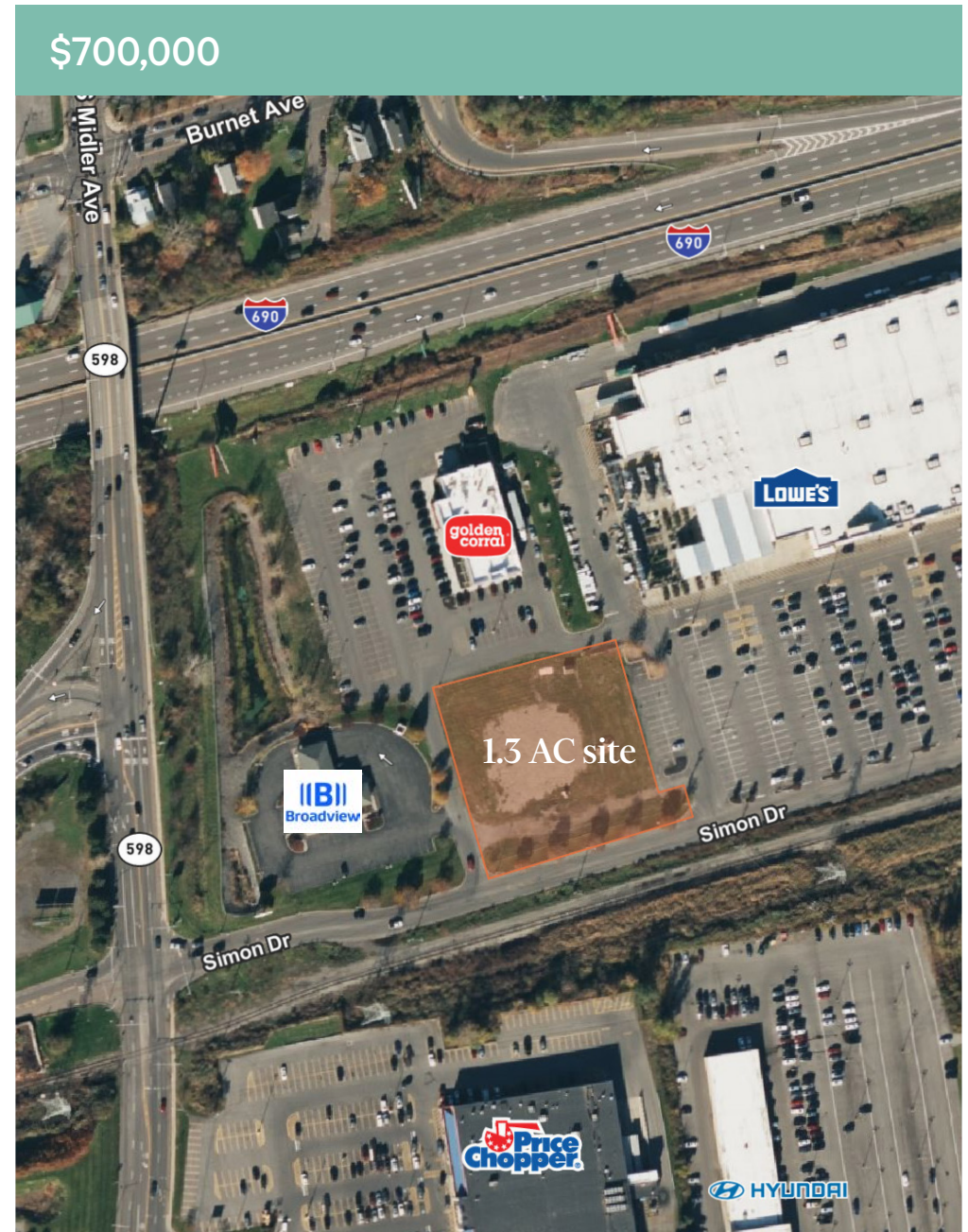
Syracuse, New York 13224

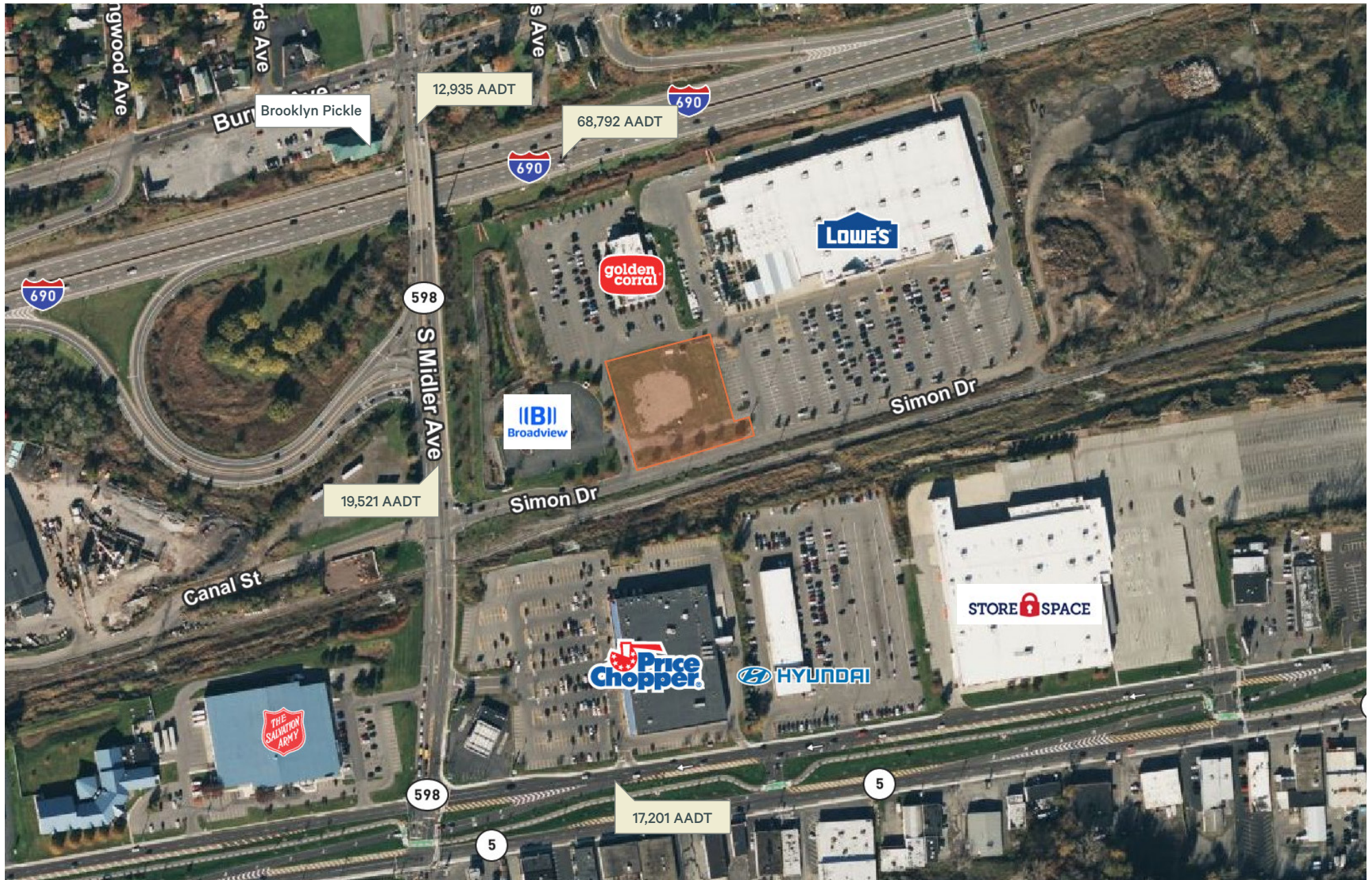
1.3 AC development site available for purchase in the same complex as Lowe's, Golden Corral Buffet & Grill, and Broadview Federal Credit Union. Excellent access to I-690 and the Erie Boulevard retail corridor.

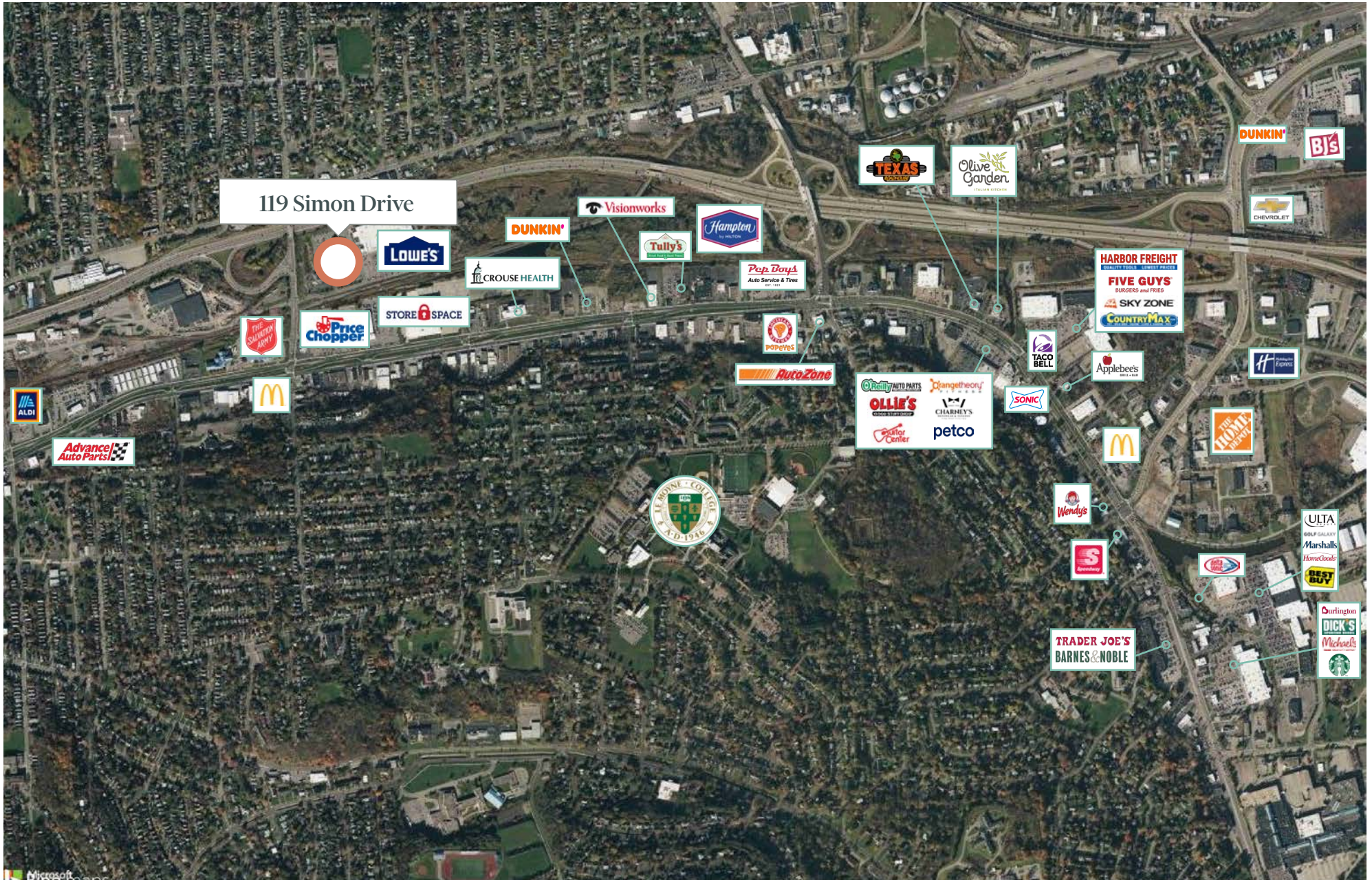
Property Highlights

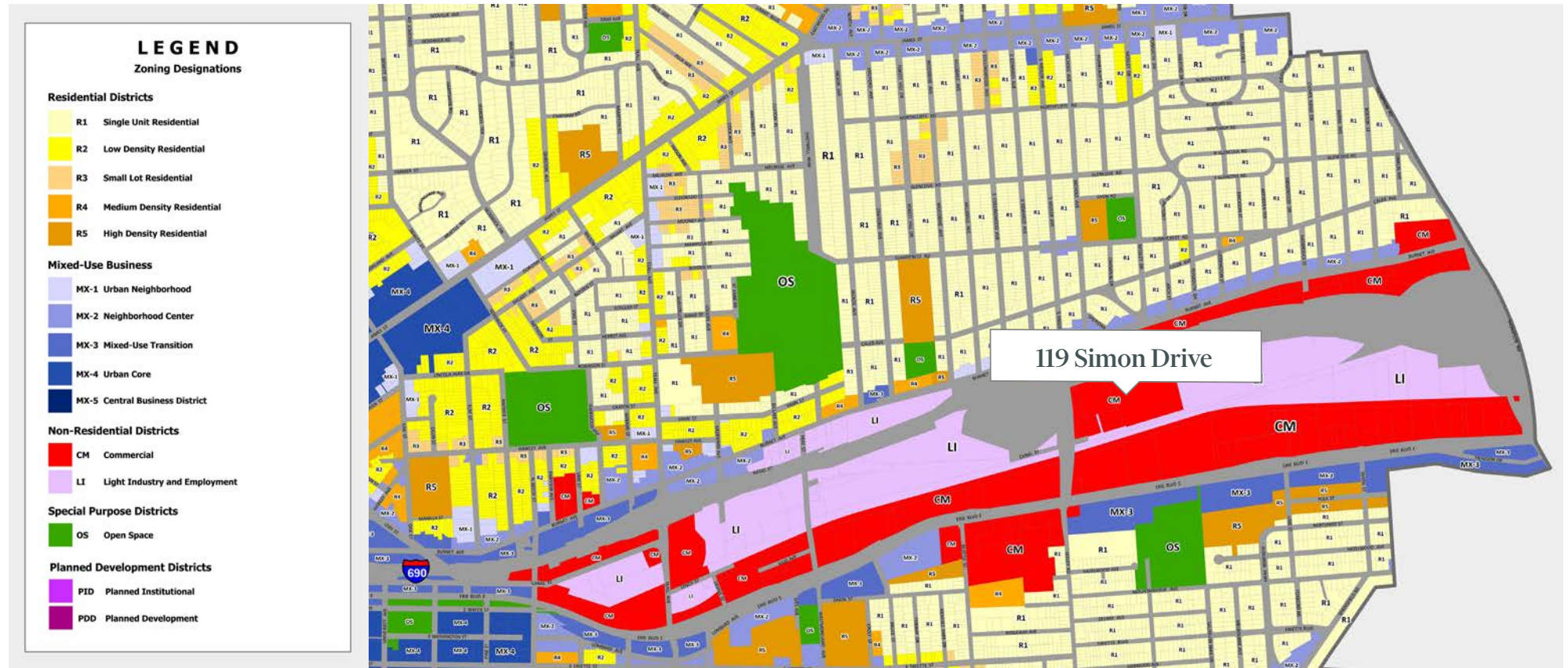
- + 1.3 AC shovel-ready retail site
- + Frontage: ±277' along Simon Drive
- + Site is improved with utilities available (sewer, gas, water, electric, data)
- + Zoning: CM Commercial (City of Syracuse)
- + Approximately 0.2 mi. from eastbound ramps for I-690
- + Less than .25 mi. to Erie Blvd E. retail corridor and high volume Price Chopper location

Area Demographics	0.5 mi.	1 mi.	3 mi.	5 mi.
Total Population	2,893	17,391	116,204	207,274
Avg. Household Income	\$66,612	\$66,340	\$71,408	\$74,766









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