□ James Henry Development

600 W Manlius Street East Syracuse, NY13057

FOR LEASE



Property Highlights

- 40,000/SF Multi-level Neighborhood Shopping Center
- Zoning: "Main Street" Allows Retail, Office and Light Manufacturing
- Ceiling Heights range from 11'8"' to 13'1"'
- Ample parking (50+)
- Immediate accessibility to major transportation routes: <1-mile to I-690 East/West; 2-miles to I-90 East/West
- Located at a signalized intersection: 6,381 VPD (NYSDoT)
- Planned Capital Expenditures include new facade and parking lot

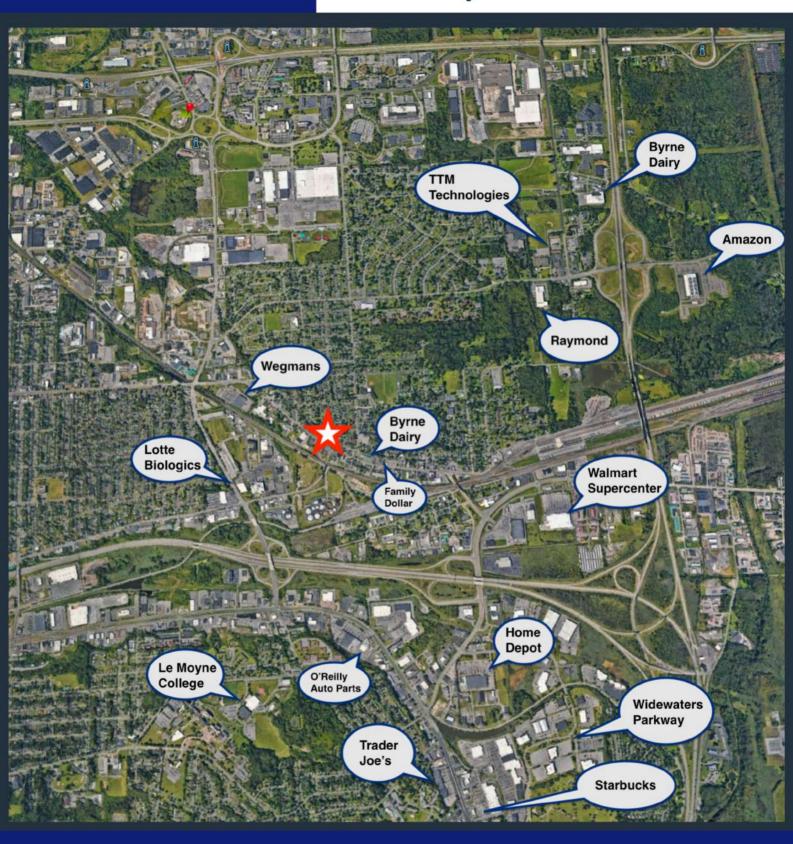
Demographics	1-mi	2-mi	3-mi
Population:	5.9k	29k	65k
Households:	2.8k	13k	28k
Median Income:	52k	57k	64k

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Main Street Zone

Permitted Uses

- Clubs
- Cultural Uses
- Day Care
- Food Shops
- •Funeral Homes
- Gymnasiums
- •Offices
- Parking
- · Public Parks
- Public Services
- Restaurants
- Theaters
- Vacant Land
- •Water Storage

Conditional Uses

- •Amusement Centers
- Apartment Houses
- •Communication Transmitters
- Home
 Occupations
- Pet Care
- Residences
- •Retail except that no single store shall be greater than 20,000/SF

Special Permits

- •Bars
- •Fuel Stations
- Hospitals
- Hotels
- Vehicle Shops
- •Zoos

Other Uses

- •Bed-and-Breakfasts
- Churches
- Continuing Care
- · Private Parks
- Schools
- Service Providers
- Light
 Manufacturing



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Floor Plan (1st Floor)

