

IN-LINE SHOPPING CENTER SPACE AVAILABLE IN EMPIRE PLAZA

3150 Erie Blvd East

Syracuse (DeWitt), NY 13214



VENTURE
BROKERAGE GROUP



AVAILABLE OPPORTUNITY

- » **FOR LEASE**
- » 19,282+/- SF in-line retail space available in Empire Plaza; co-tenants include O'Reilly Auto, Ollie's & Petco
- » Landlord will demise and build to suit

PROPERTY HIGHLIGHTS

- » Prime location along Erie Boulevard in the main retail corridor of DeWitt
- » Excellent visibility and signage potential & ample parking with 4 points of ingress/egress
- » Signalized access shared with DeWitt Town Center which includes major retailers such as Harbor Freight, CountryMax & more
- » High traffic counts along Erie Boulevard (21,427 VPD)
- » Easily accessible located just ¼ mile from Interstates 481 and 690 & just 3.5 miles from Syracuse University



FOR MORE INFORMATION, PLEASE CONTACT:



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

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SITE PHOTOS



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SITE PLAN



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MARKET AERIAL



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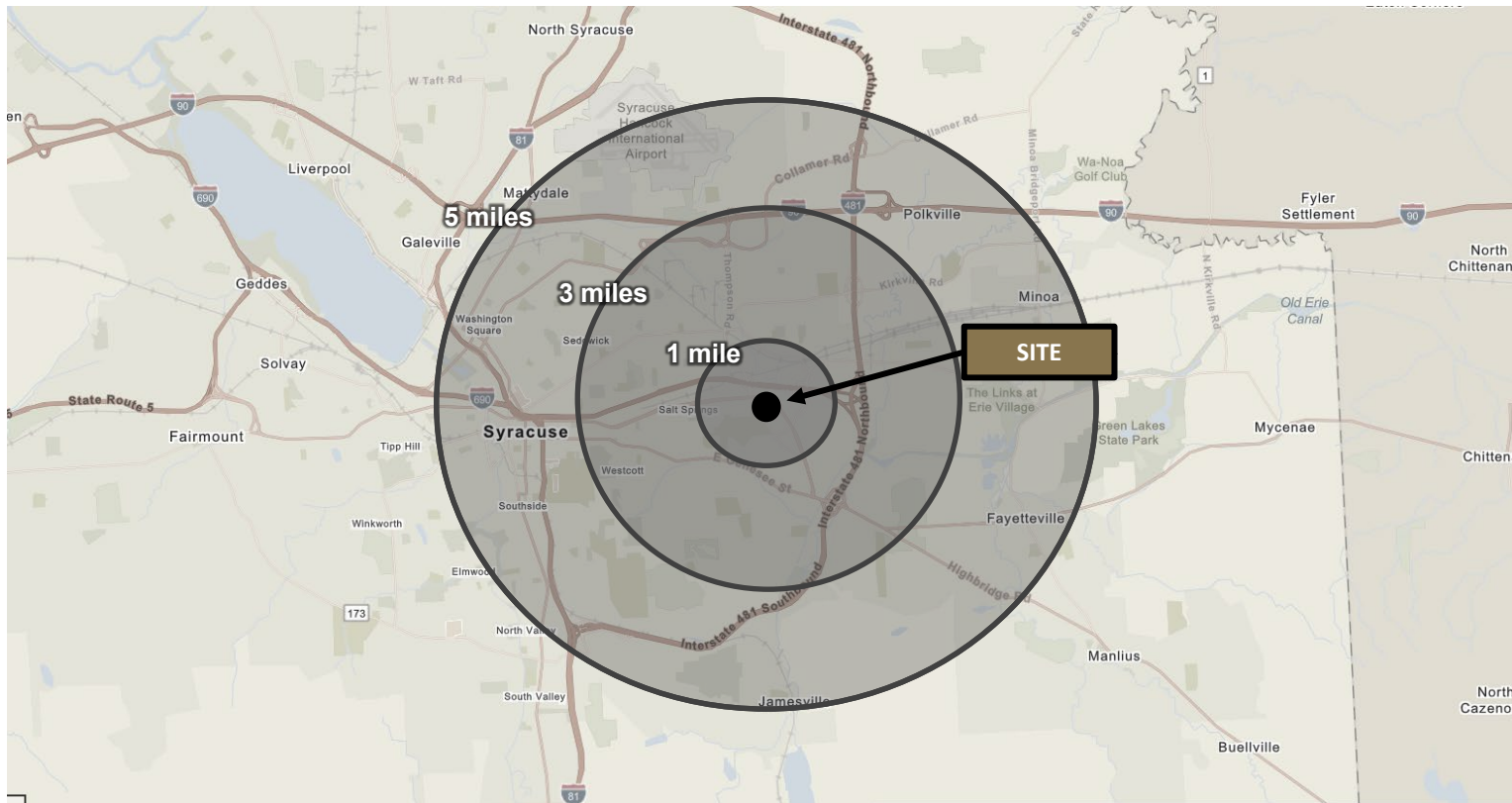


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DEMOGRAPHICS



DEMOGRAPHIC SNAPSHOT	1 MILE	3 MILES	5 MILES
Total Population	8,082	73,122	180,479
Daytime Population	11,954	80,584	250,046
Households	3,025	30,623	74,251
Average Household Income	\$91,487	\$97,059	\$83,901



3,297
Businesses



47,232
Employees



\$210,693
Median Home Value



35.3
Median Age

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