

**James Henry
Development**

**600 W Manlius Street
East Syracuse, NY 13057**

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 (100+)
- Immediate accessibility to major transportation routes: <1-mile to 1-690 East/West; 2-miles to 1-90 East/West
- Located at a signalized intersection: 6,381 VPD (NYSDoT)
- Newly paved main parking lot; with planned capital expenditures including a new facade and paving on the Highland Ave lot.

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

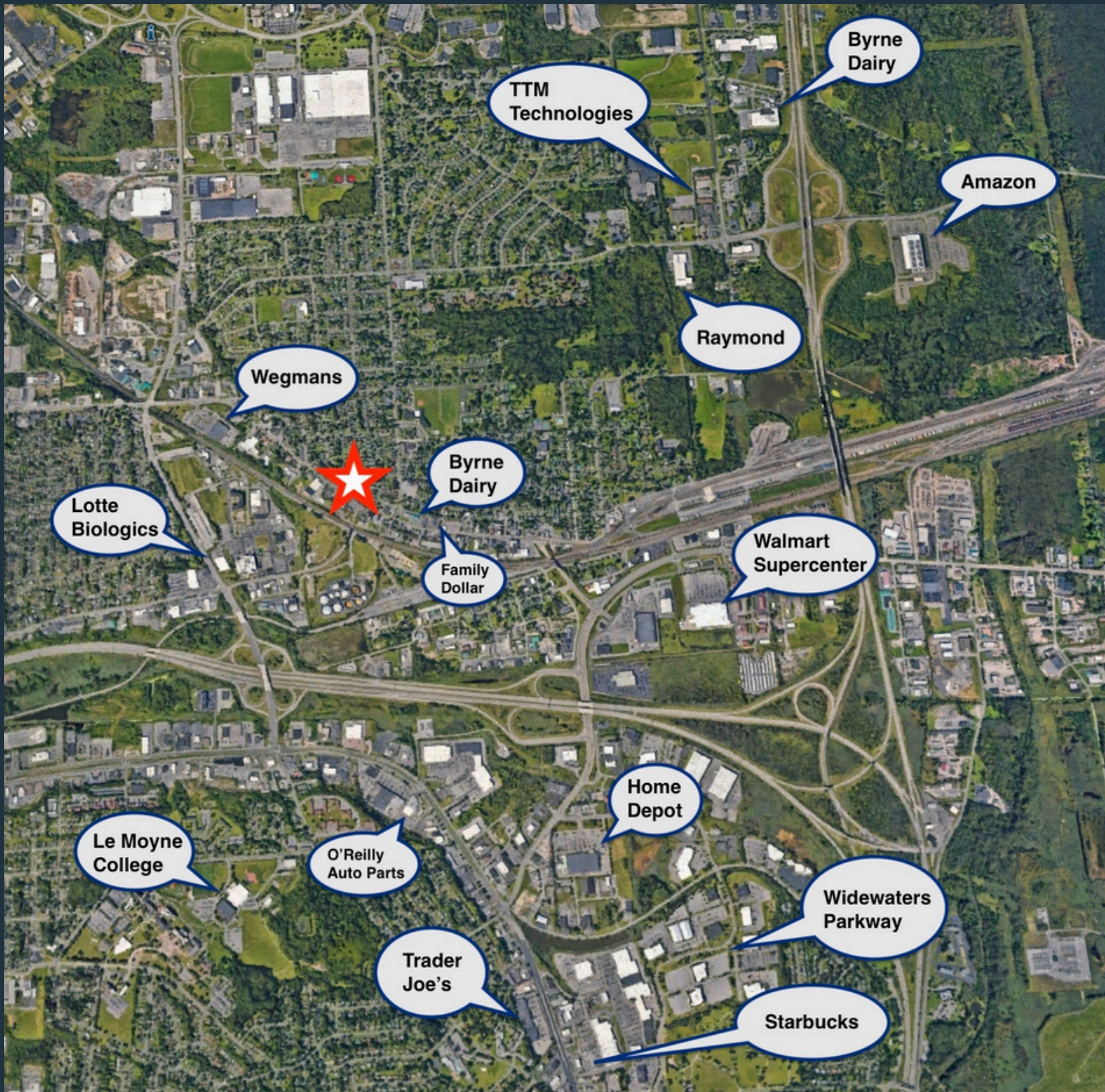
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Main Street Zone

Permitted Uses	Conditional Uses	Special Permits	Other Uses
<ul style="list-style-type: none">•Clubs•Cultural Uses•Day Care•Food Shops•Funeral Homes•Gymnasiums•Offices•Parking•Public Parks•Public Services•Restaurants•Theaters•Vacant Land•Water Storage	<ul style="list-style-type: none">•Amusement Centers•Apartment Houses•Communication Transmitters•Home Occupations•Pet Care•Residences•Retail - except that no single store shall be greater than 20,000/SF	<ul style="list-style-type: none">•Bars•Fuel Stations•Hospitals•Hotels•Vehicle Shops•Zoos	<ul style="list-style-type: none">•Bed-and-Breakfasts•Churches•Continuing Care•Private Parks•Schools•Service Providers•Light Manufacturing

Floor Plan (1st Floor)

