

FOR SALE

925 State Fair Boulevard

Syracuse, New York 13209



Professional Office Space

6,333± SF Freestanding Office Building

Property Highlights

- Currently 50% owner occupied by Financial organization that plans on consolidating to alternate location (Willing to lease back short term)
- Building recently underwent renovations including façade, mechanicals, and class A interior office fit out
- Well located on corner lot with excellent visibility
- New construction nearby including recently built Dollar General and under construction Pinnacle Paving & Sealing
- Ample on-site parking (approximately 32 spaces)
- Building well suited for single or multiple tenancy
- Affordable Solvay Municipal Electric
- Easily accessible from I-690 (I-690 exit 5 less than one mile away)
- All major renovations completed, front half of building can be built to suit for office/retailer and rear space perfectly suited for office user.

Demographic	1 Mile	3 Miles	5 Miles
Population	3,182	26,201	117,392
Households	1,363	11,668	51,758
Average H.H. Income	\$97,731	\$91,419	\$94,532
Daytime Employees	777	13,390	55,205

Source: ESRI Business Analyst 2024

Traffic Counts	
State Fair Blvd	4,859 AADT

Source: NYS DOT 2023

Contact

CHRISTOPHER SAVAGE
Real Estate Salesperson
+1 315 445 8519
csavage@pyramidbrokerage.com

WILLIAM P. EVERTZ
Real Estate Salesperson
+1 315 445 8528
wevertz@pyramidbrokerage.com

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

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925 State Fair Blvd. | Syracuse, New York



New façade



Rear parking



Side parking area

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925 State Fair Blvd. | Syracuse, New York



Reception area



Conference room



Breakroom



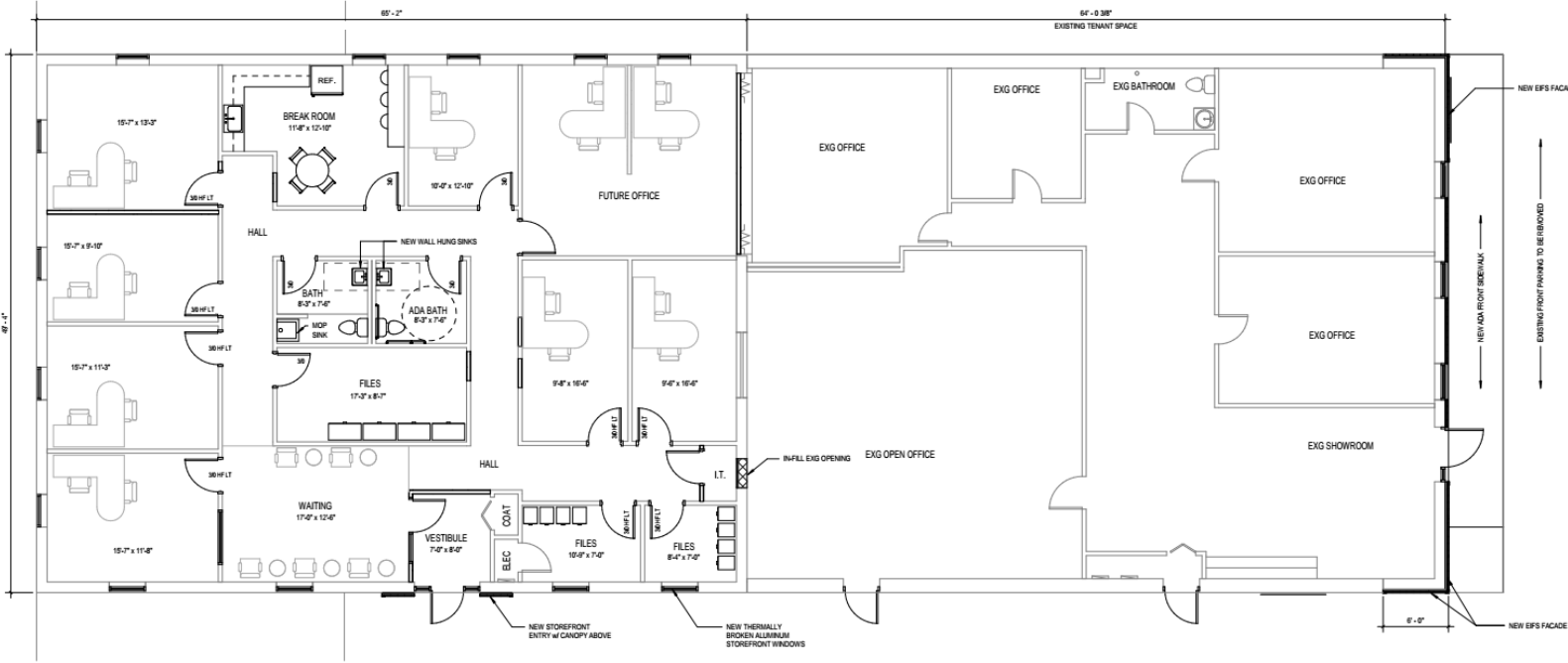
Private office



Office

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