

FOR LEASE
2921 Erie Boulevard East

Syracuse, New York 13224

HIGH PROFILE OPPORTUNITY


Up to 22,000± SF Office/Retail Space Available

Property Highlights

- First floor: 14,000± SF
- Second floor: 8,000± SF (mezzanine)
- Neighboring tenant is Empire Visionworks
- Convenient access to I-690
- Zoned Industrial in the City of Syracuse
- 120+ cars parking available
- Excellent visibility
- Pylon signage available
- 9' x 9' grade level door in rear
- Mezzanine office space can be removed creating a 17' clear flex space

Demographic	1 Mile	3 Miles	5 Miles
Population	11,631	95,742	193,059
Households	4,699	38,383	78,603
Average Income	\$76,448	\$68,966	\$66,753
Daytime Employees	5,335	61,885	138,000

Source: Sites USA; Applied Geographic Solutions 2021

Traffic Counts	
Erie Boulevard East	17,201 AADT
Thompson Road	21,904 AADT

Source: NYS DOT 2019

**OWNED &
MANAGED BY:**



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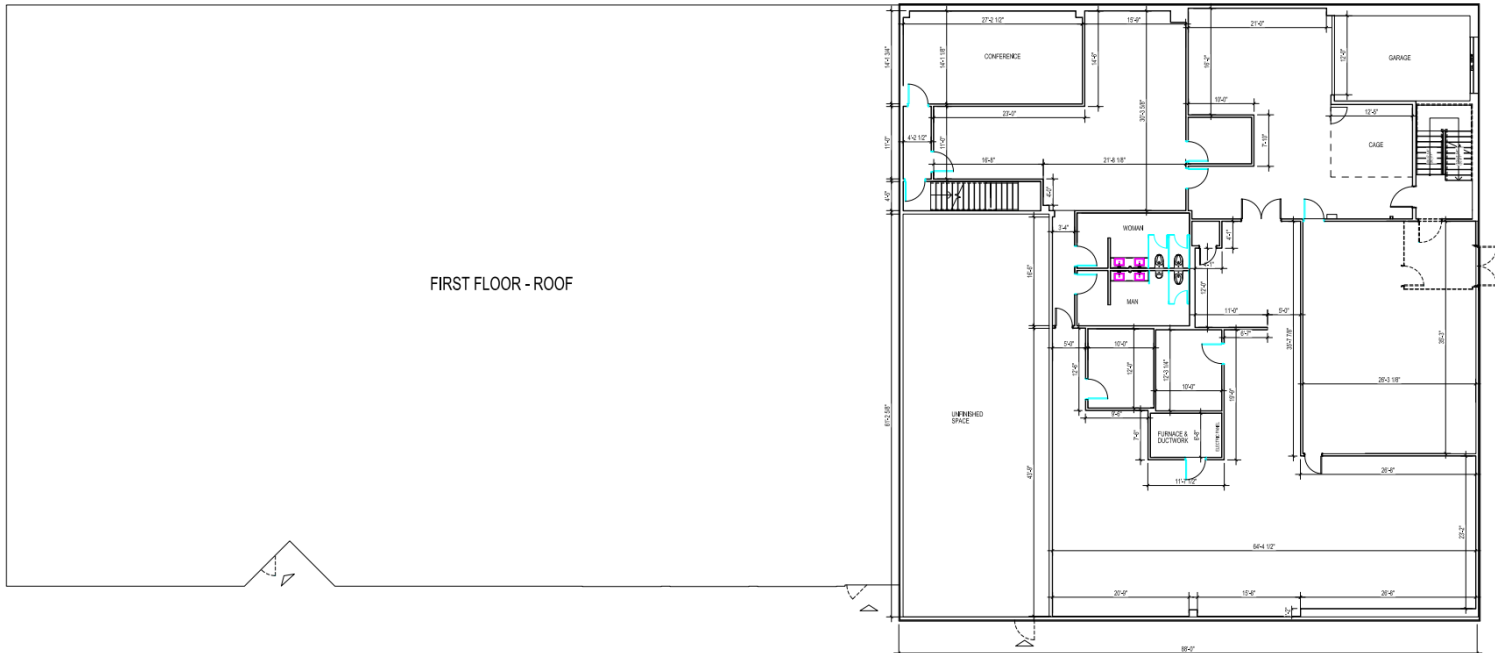
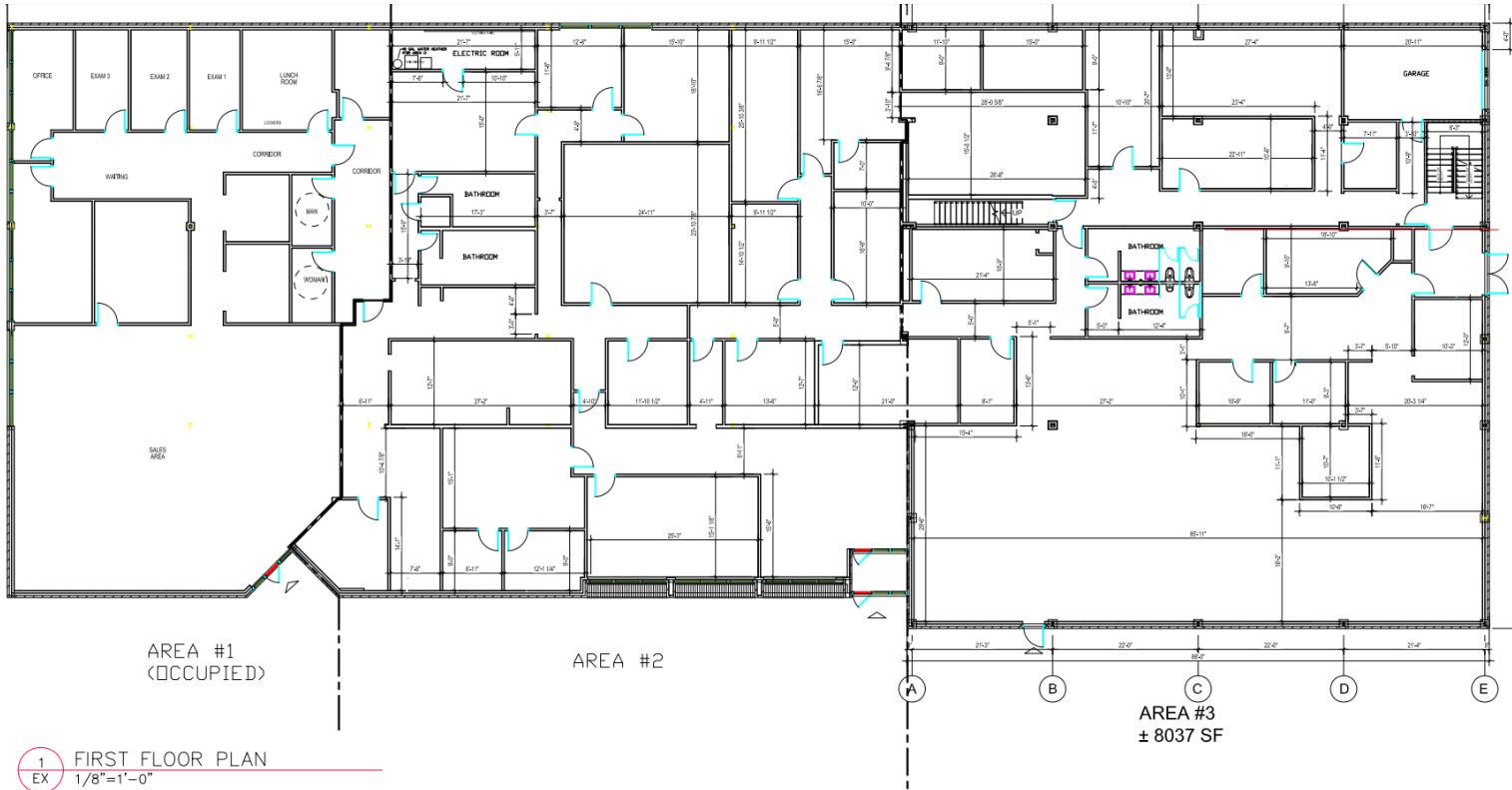
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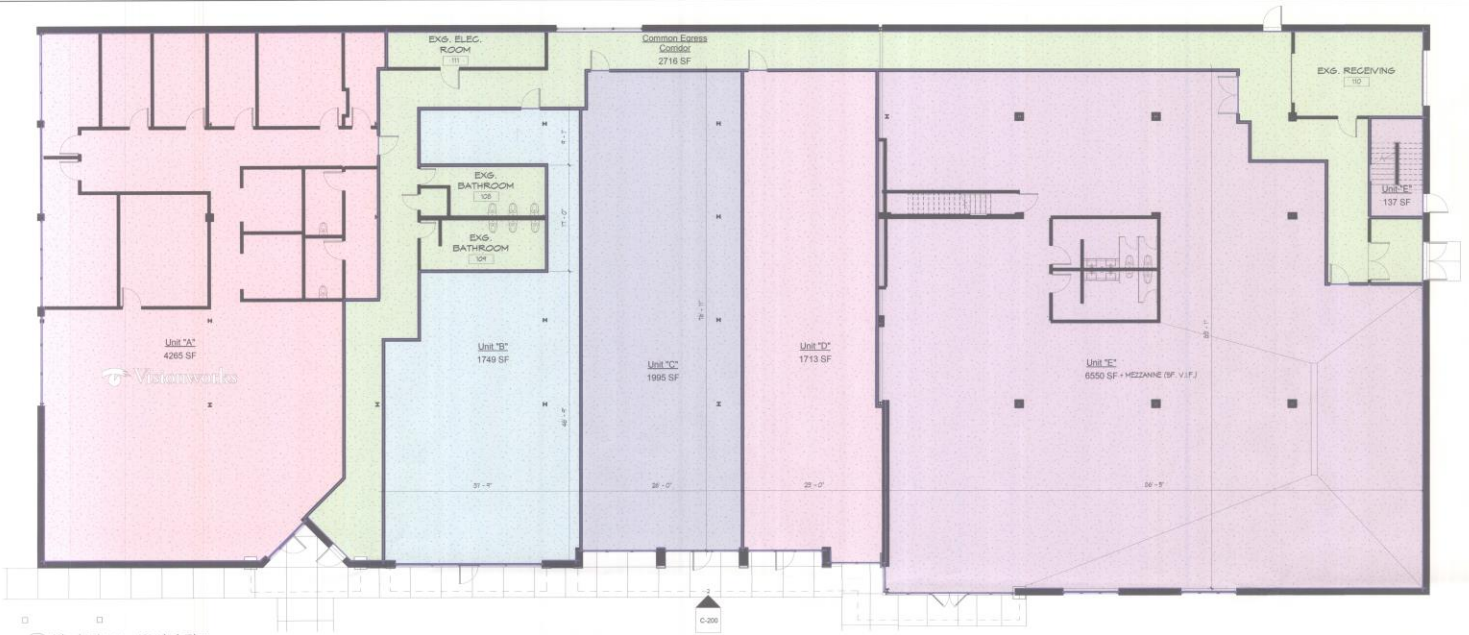
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Approximate plot lines subject to verification of survey.







1 First Floor - Rental Plan
1/8" = 1'-0"

- Area
- Common Egress Corridor
- Unit "A"
- Unit "B"
- Unit "C"
- Unit "D"
- Unit "E"



2 SOUTH ELEVATION - Rental Plan
1/8" = 1'-0"

Conceptual Floor Plan/Renting