

# Multifamily Development Site

142 Lafayette Road  
Syracuse, New York 13205

\$175,000



## Property Features

4.33 acre site zoned R-4 (Medium Density Residential). Located approximately 3 miles south of downtown in a suburban-like setting. The location offers excellent access to I-81, I-481, Syracuse University and numerous local amenities.

## Property Highlights

- + Recently rezoned to R-4 for medium density residential development
- + 4.33 AC site
- + Sale Price: \$175,000

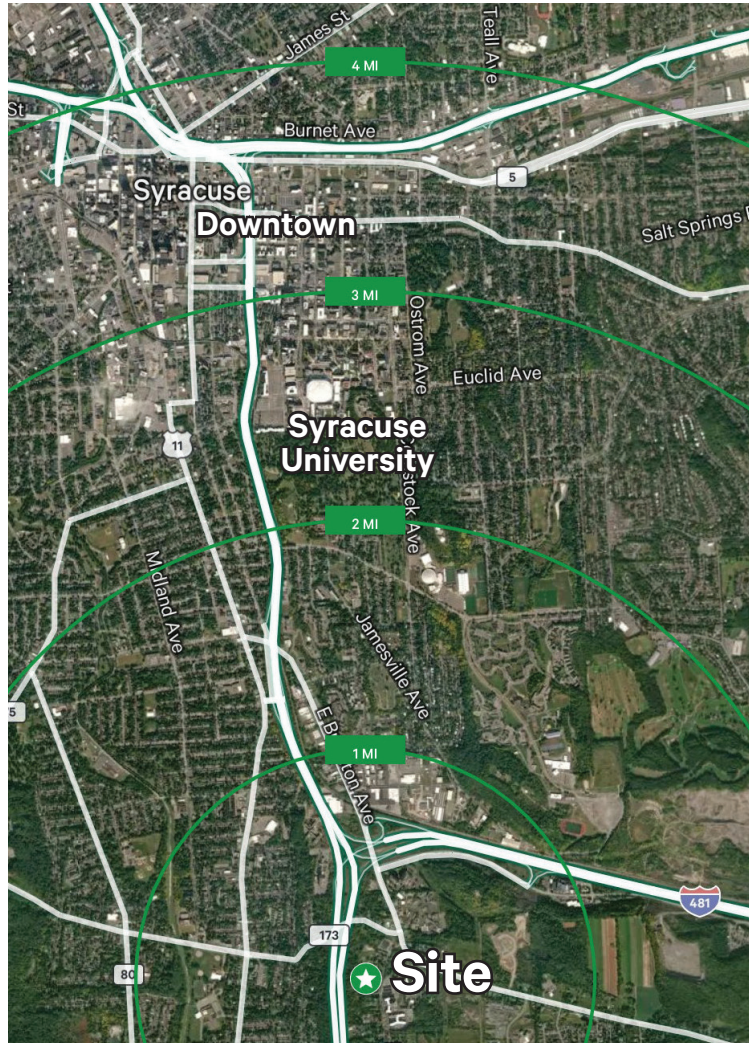
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For Sale

# Property Overview

- + 4.33 AC Acres ( $\pm 280'$  x  $\pm 743'$ )
- + R-4 Zoning: Medium Density Residential
- + Frontage:  $\pm 280'$  along Lafayette Road
- + All utilities and services present, or accessible, to the site
- + Located in Syracuse but offering a suburban setting
- + 1 mile to I-81 and I-481
- + 3 mi. to Syracuse University
- + Minutes from downtown Syracuse

Area Demographics	1 Mile	3 Mile	5 Mile
Population	8,549	69,921	167,000
Households	3,520	25,111	67,725
Avg Household Income	\$64,709	\$87,645	\$84,852



## Contact Us

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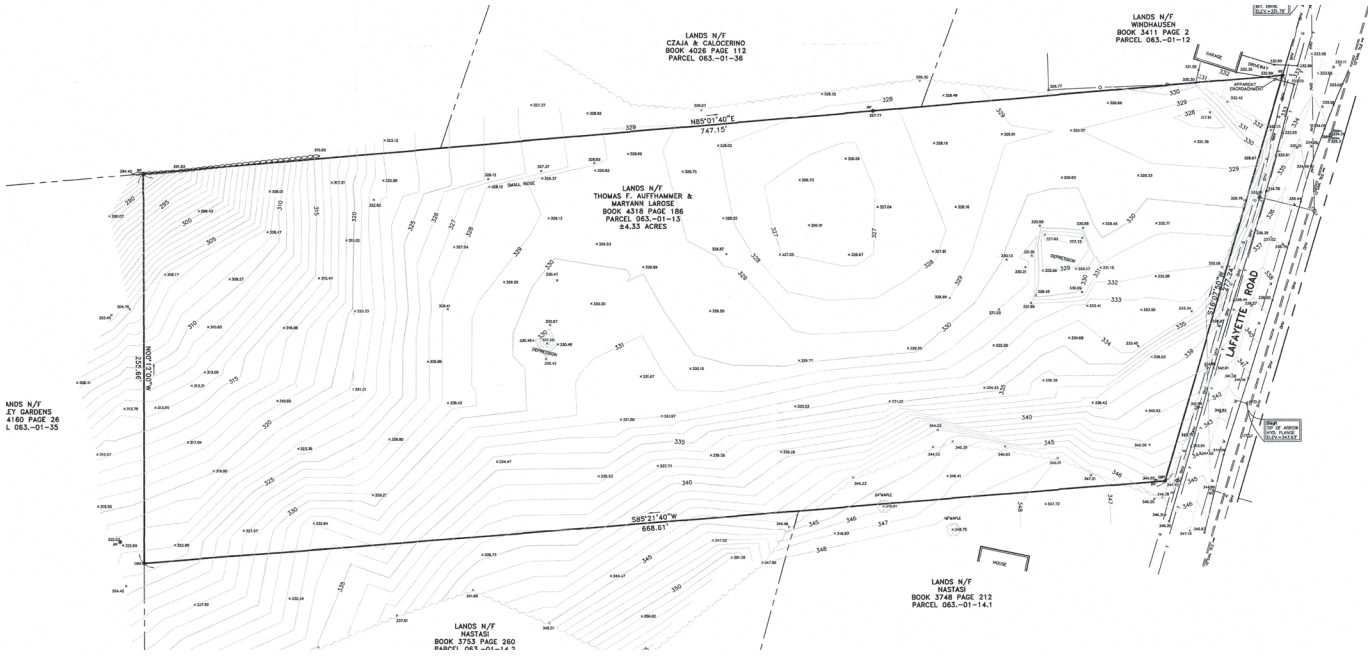
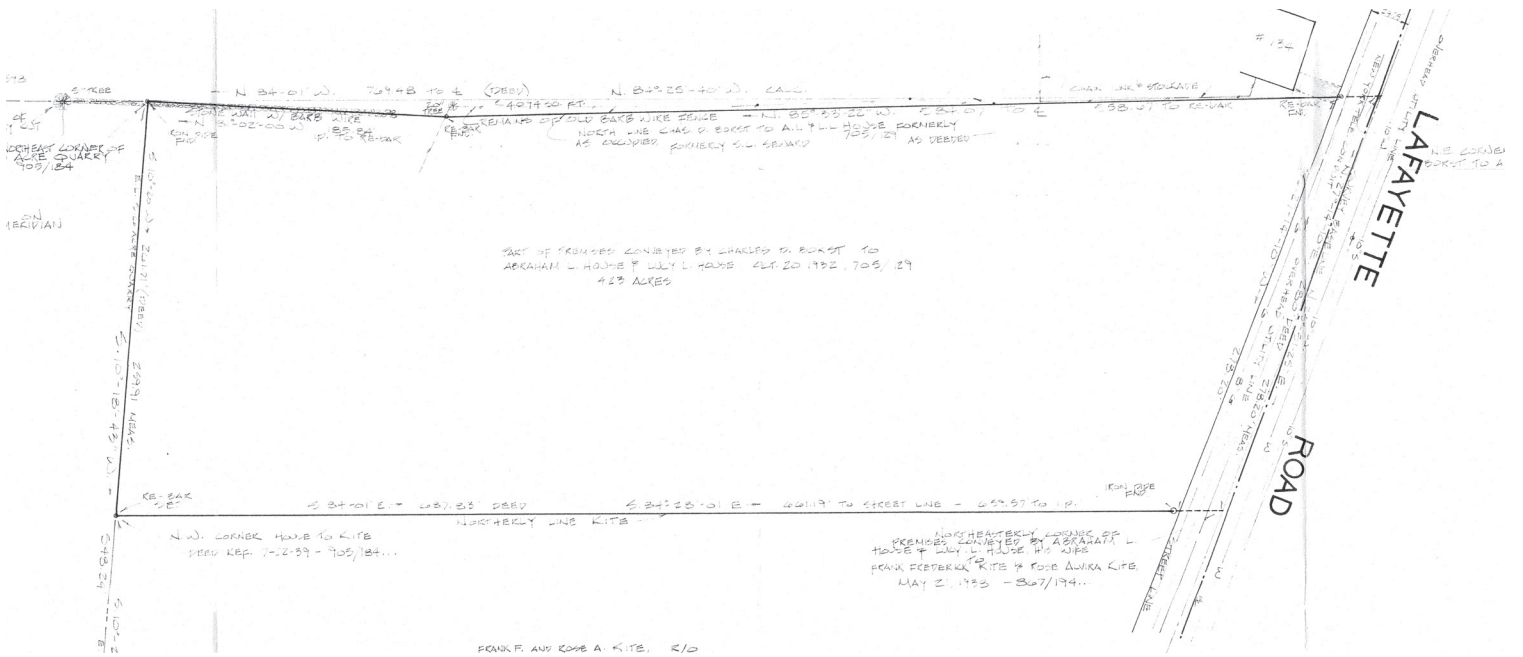
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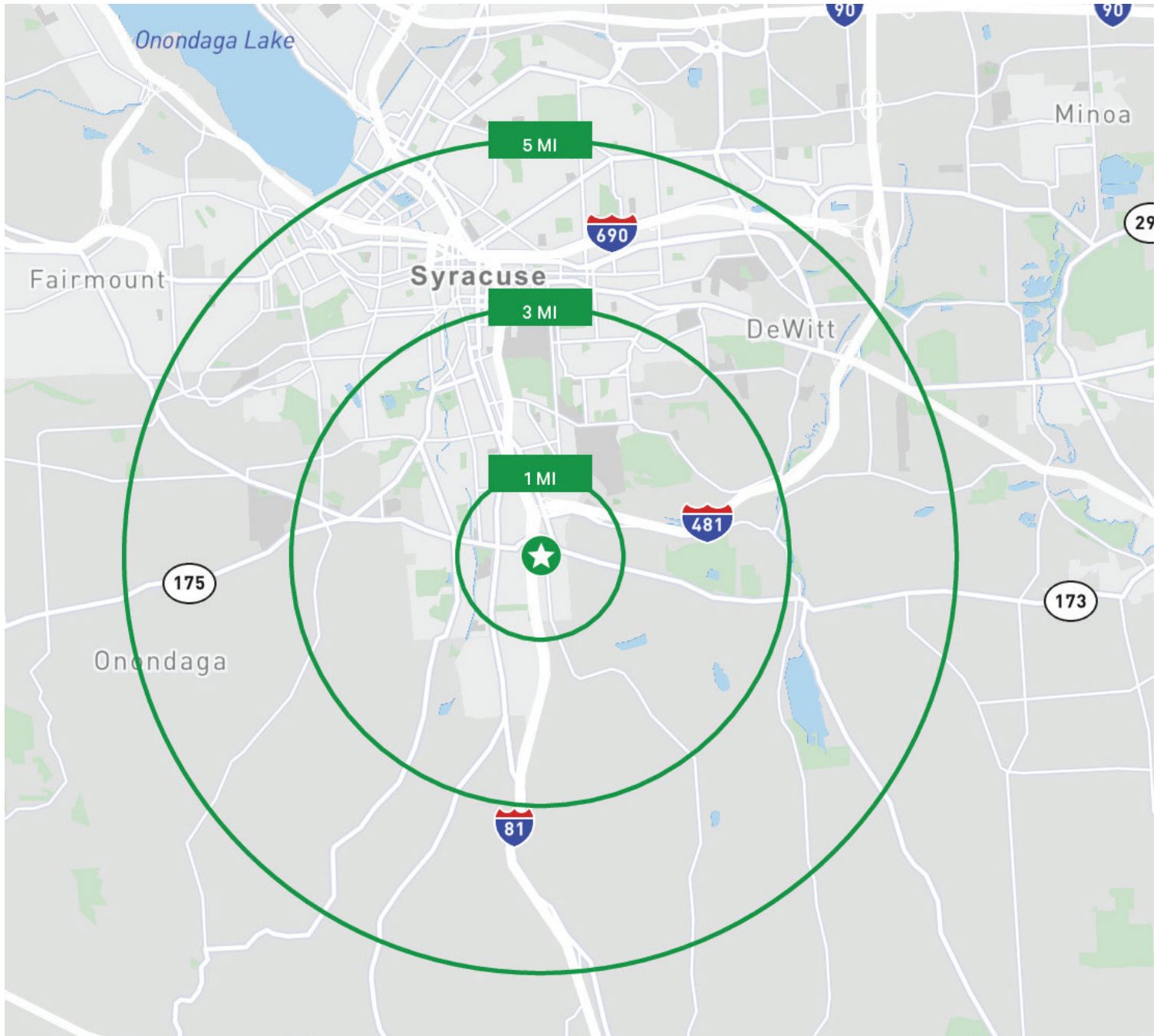
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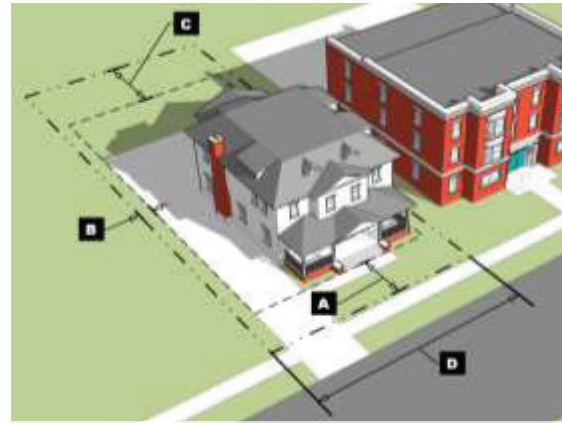
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## 2.5 R4: Medium Density Residential

### A. Purpose

The R4 district is established to provide for neighborhoods with medium-density residential development, consisting of a mixture of single-, two-, and multi-unit dwellings and live/work units that preserve, to the greatest extent possible, the residential amenities and environment associated with residential development. Complementary uses such as parks, open space, schools, places of assembly, minor utilities, and accessory structures may also be allowed. This district may serve as a transition between lower-density residential districts and districts of higher-density residential and commercial or mixed-use districts.



**Figure 2-4: R4 District Dimensional Standards**

### B. Standards

**Table 2.5**  
**R4 Medium Density Residential District: Dimensional Standards**

*Labels correspond to illustration*

<b>Setbacks minimum</b>		
	<b>Principal Structure</b>	<b>Accessory Structure</b>
A	Front	Average setback on developed street frontages; see 2.17C(4). If the block is less than 50% developed, the setback shall be 20 feet. <span style="float: right;">May not be located within the front setback</span>
B	Side	4 feet/0 feet for common wall construction
	Side, corner lot	Not less than 15% of total front width (narrower frontage) of the lot, but need not exceed established front setback line for side street.
C	Rear	20 feet or 15% of lot depth, whichever is greater <span style="float: right;">4 feet</span>
<b>Height maximum</b>		
	Building height	50 feet <span style="float: right;">25 feet</span>
<b>Lot minimum</b>		
D	Width	Single-unit detached and two-unit dwellings: 40 feet Single-unit attached dwelling: 20 feet Other residential use: 50 feet <span style="float: right;">n/a</span>
	Area	Single-unit detached dwelling: 4,000 square feet Single-unit attached dwelling: 2,000 square feet Two-unit dwelling: 2,000 square feet per dwelling unit Multi-unit dwelling: 1,500 square feet per dwelling unit
<b>Impervious coverage maximum</b>		
	Structural	30% for single- and two-unit dwellings; 35% for other permitted uses
	Parking and driveway surfaces	40%
	Mixed Income Development	35% for parking and 40% for structure for a total of 75%

	1 MILE	3 MILES	5 MILES
<b>POPULATION</b>			
2025 Population - Current Year Estimate	8,549	69,921	167,000
2030 Population - Five Year Projection	8,415	69,289	165,199
2020 Population - Census	8,795	71,593	171,135
2010 Population - Census	8,555	70,520	167,164
2020-2025 Annual Population Growth Rate	-0.54%	-0.45%	-0.46%
2025-2030 Annual Population Growth Rate	-0.32%	-0.18%	-0.22%
<b>HOUSEHOLDS</b>			
2025 Households - Current Year Estimate	3,520	25,111	67,725
2030 Households - Five Year Projection	3,505	25,230	68,082
2020 Households - Census	3,527	24,932	67,224
2010 Households - Census	3,713	24,628	64,776
2020-2025 Compound Annual Household Growth Rate	-0.04%	0.14%	0.14%
2025-2030 Annual Household Growth Rate	-0.09%	0.09%	0.11%
2025 Average Household Size	2.16	2.29	2.21
<b>HOUSEHOLD INCOME</b>			
2025 Average Household Income	\$64,709	\$87,645	\$84,852
2030 Average Household Income	\$70,103	\$94,825	\$91,592
2025 Median Household Income	\$47,515	\$58,086	\$57,230
2030 Median Household Income	\$50,576	\$62,355	\$61,489
2025 Per Capita Income	\$31,253	\$32,064	\$34,733
2030 Per Capita Income	\$34,209	\$35,105	\$38,060
<b>HOUSING UNITS</b>			
<b>2025 Housing Units</b>	<b>3,788</b>	<b>27,632</b>	<b>75,610</b>
2025 Vacant Housing Units	268 7.1%	2,521 9.1%	7,885 10.4%
2025 Occupied Housing Units	3,520 92.9%	25,111 90.9%	67,725 89.6%
2025 Owner Occupied Housing Units	1,316 34.7%	11,886 43.0%	28,863 38.2%
2025 Renter Occupied Housing Units	2,204 58.2%	13,225 47.9%	38,862 51.4%
<b>EDUCATION</b>			
<b>2025 Population 25 and Over</b>	<b>6,491</b>	<b>40,163</b>	<b>104,223</b>
HS and Associates Degrees	3,566 54.9%	20,308 50.6%	52,574 50.4%
Bachelor's Degree or Higher	2,266 34.9%	15,861 39.5%	40,138 38.5%
<b>PLACE OF WORK</b>			
2025 Businesses	222	1,407	6,233
2025 Employees	5,788	44,957	123,993

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