

FOR SALE

601 Irving Avenue

Syracuse, New York 13210



Redevelopment Opportunity – University Hill



10,000± SF Multi-Level Building

Property Highlights

- Multi-level building situated on a 0.14± acre corner lot
- Strategically located on University Hill with Syracuse University, Hospitals
- MX-4 Urban Core District encourages mixed-use development
- Frontage on Irving Avenue (48') and Harrison Street (126.5')
- Access off Irving Avenue and Harrison Street
- Public water and sewer, natural gas and electric

Demographic	1 Mile	4 Miles	7 Miles
Population	28,308	187,723	288,304
Households	10,833	77,267	121,481
Average H.H. Income	\$52,649	\$75,046	\$86,084
Daytime Employees	56,507	137,086	200,854

Source: ESRI Business Analyst 2024

Traffic Counts

Irving Ave	6,068 AADT
Harrison Street	13,549 AADT

Source: NYS DOT 2023

Contact

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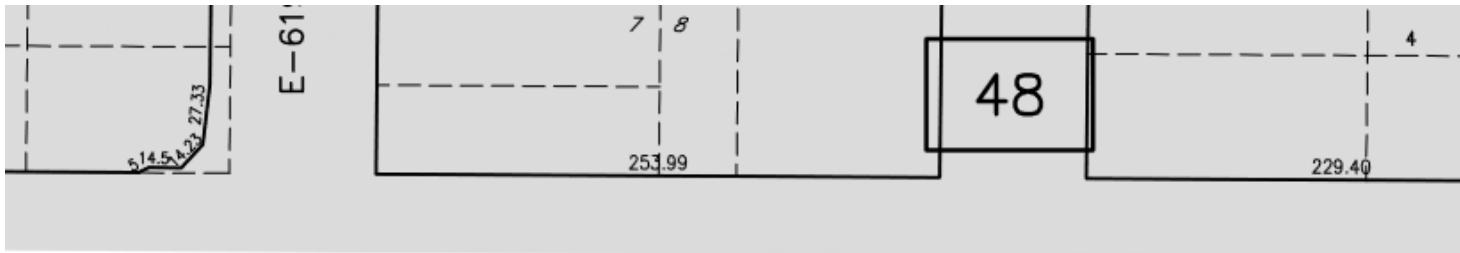
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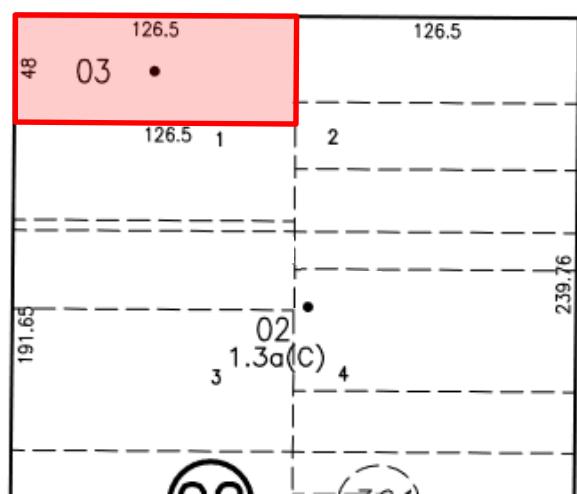
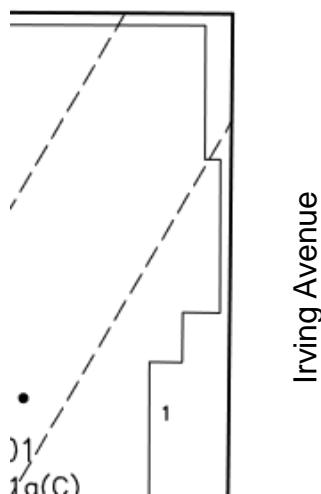
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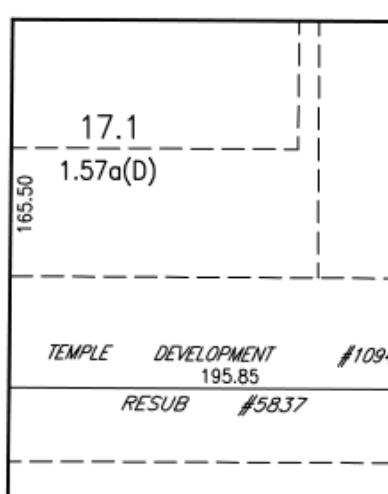
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Company



Harrison Street



South Crouse Avenue



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