



HERITAGE LINCOLN

MULTIFAMILY PROPERTY FOR SALE & LEASE



J|W|P
COMMERCIAL

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FOR SALE & LEASE | FORMER HERITAGE LINCOLN
PROPERTY SUMMARY



OFFERING SUMMARY

Sale Price:	Subject To Offer
Lease Rate:	Negotiable
Building Size:	29,015 SF
Available SF:	1,000 - 29,015 SF
Lot Size:	5.07 Acres
Number of Units:	Multiple
Year Built:	1985
Zoning:	Re-Zone Commercial

PROPERTY OVERVIEW

Former Heritage Lincoln-Mercury Dealership on West Genesee Street in the City of Syracuse offering a variety of commercial / flex space opportunities and a large development parcel. Centrally located with excellent Interstate 690 and Interstate 81 access. Immediately West of the Central Business District.

PROPERTY HIGHLIGHTS

- Central Location
- Commercial Zoning (City of Syracuse Re-Zone) offering excellent flexibility of uses including multi-unit residential, civic building, educational, health care, day care, entertainment, food and beverage, office and professional, personal services, retail sales, vehicles and equipment related, industrial services (i.e. contractor yard), manufacturing and production, transportation, utilities and infrastructure, warehouse, and mixed-us.
- Excellent Interstate Access
- Highway Visibility
- Walking Distance to the Central Business District, Franklin Square, and Inner Harbor.

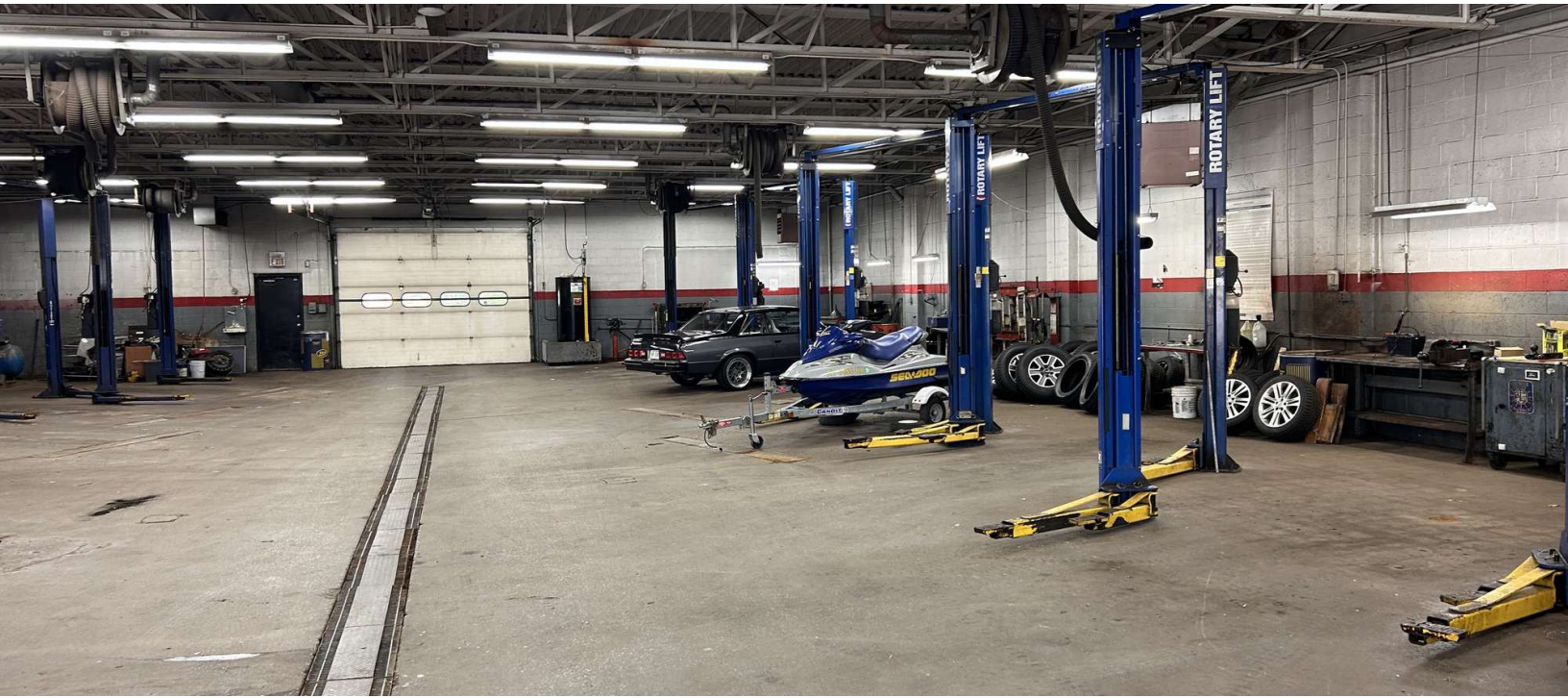
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FOR SALE & LEASE | HERITAGE LINCOLN
EXTERIOR PHOTOS



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FOR SALE & LEASE | HERITAGE LINCOLN
INTERIOR PHOTOS



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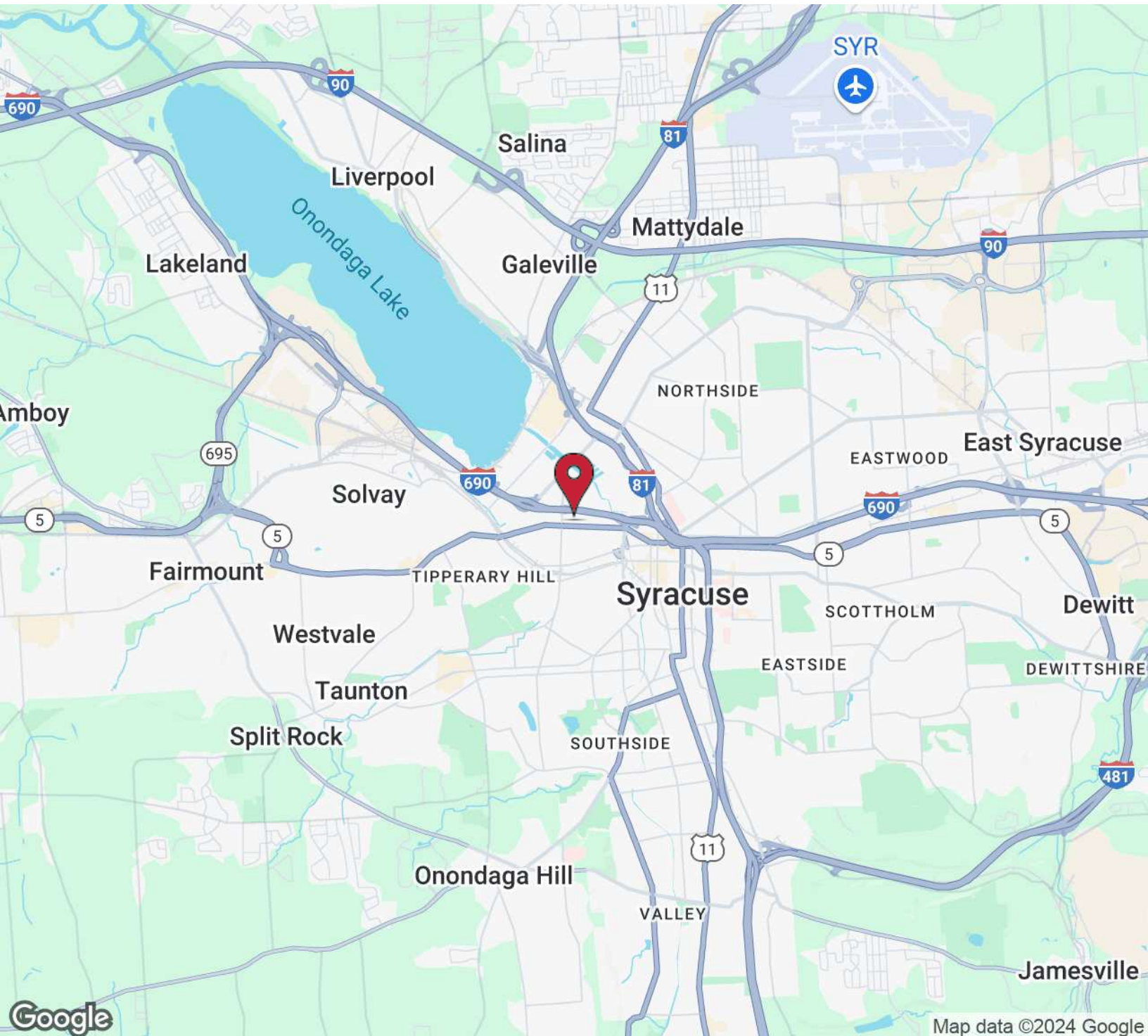
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AERIAL



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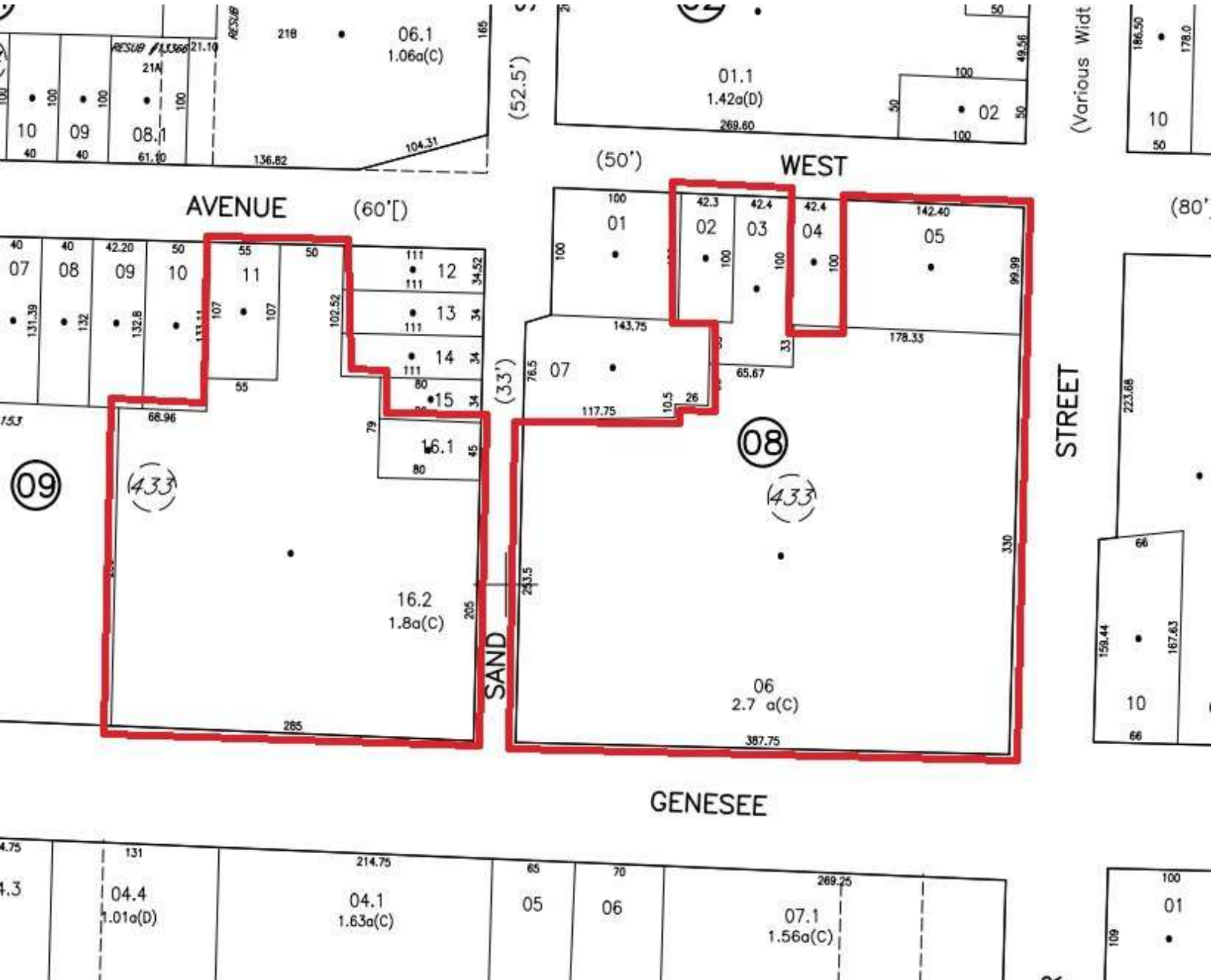
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LOCATION



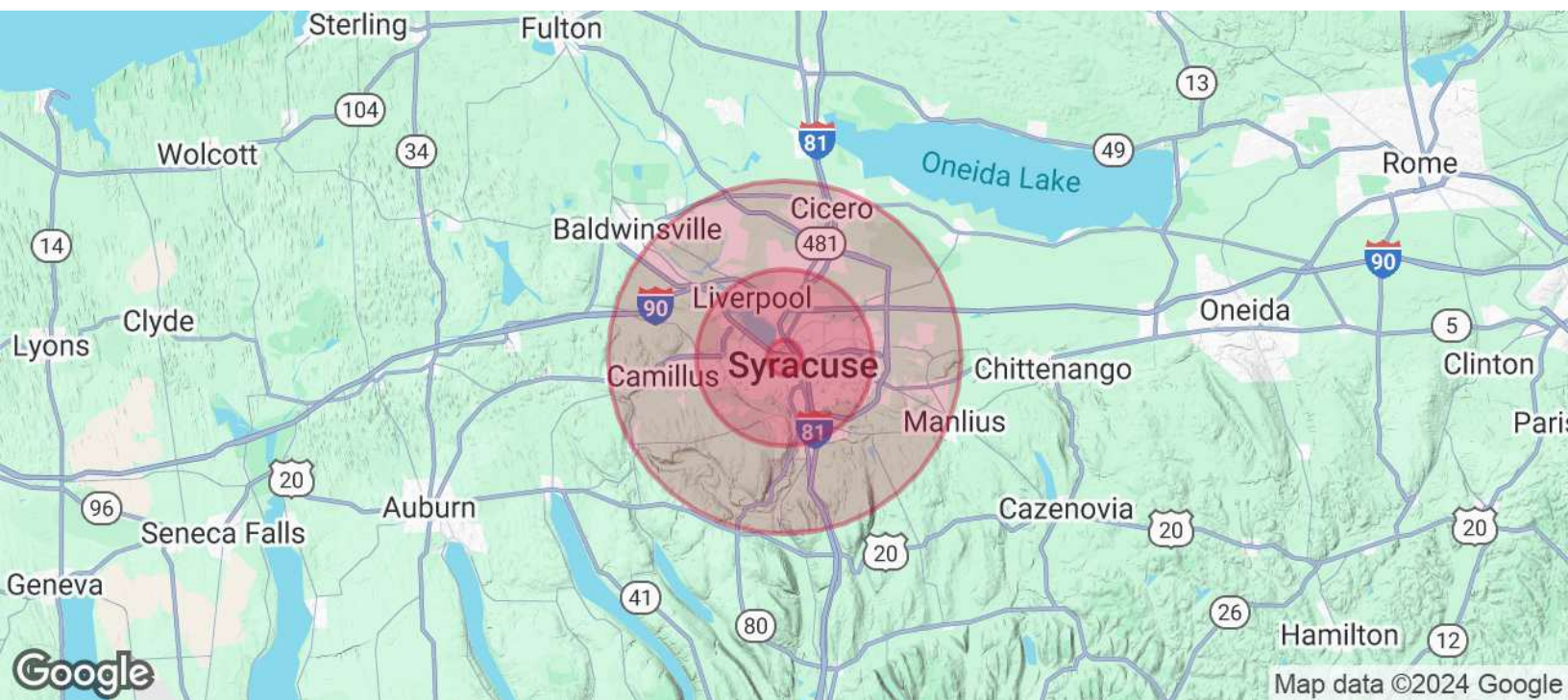
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TAX MAP



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DEMOGRAPHICS MAP & REPORT



POPULATION	1 MILE	5 MILES	10 MILES
Total Population	11,210	222,706	377,343
Average Age	30.5	37.0	39.4
Average Age (Male)	33.1	35.5	37.7
Average Age (Female)	30.3	38.9	41.0
HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total Households	6,404	104,606	171,432
# of Persons per HH	1.8	2.1	2.2
Average HH Income	\$36,737	\$56,713	\$69,858
Average House Value	\$46,661	\$114,718	\$138,731

2020 American Community Survey (ACS)

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ADVISOR BIO 1



JOSHUA W. PODKAMINER, SIOR, CCIM

Managing Member

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PROFESSIONAL BACKGROUND

Joshua W. Podkaminer, SIOR, CCIM is a native of Syracuse, New York. Josh and his wife, Rebecca, have four children and live in the nearby Jamesville - Dewitt area. Josh is active with his family and the community. Hobbies include travel, fly fishing, gardening (vegetable and pumpkin patch,) and a focus of being involved in his children's activities. Josh grew up around the commercial construction business and started working as a laborer on construction sites at the age of 14, which plays a significant role in his interest, and many friendships, with people in the construction trades. After graduating from Hobart College in 2000, Josh joined Montgomery Partners / Emhoff Associates as a real estate salesperson and quickly worked towards his real estate brokerage license. He purchased his first residential rental property in 2000, which expanded into a student housing business, and associated management, with properties immediately adjacent to Syracuse University. Real estate ownership and development has continued with projects including the Franklin Center Office Building, in the heart of Franklin Square, and OneGroup Center at 706 North Clinton Street in the Inner Harbor. The brokerage and management businesses were consolidated, and renamed, in 2015 into JWP Commercial, which today provides real estate brokerage, management, development, and consulting services with a focus throughout the Syracuse, NY and Onondaga County marketplace.

EDUCATION

Fayetteville-Manlius Schools, Manlius, New York
Lawrenceville School, Lawrenceville, New Jersey
Hobart and William Smith Colleges, Geneva, New York

MEMBERSHIPS

SIOR (Society of Industrial and Office Realtors)
CCIM (Certified Commercial Investment Member)

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