

FOR LEASE

701 South Crouse Avenue
Syracuse, New York



CNY Broker

Christopher Snyder

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215 East Jefferson Street, 2nd Floor
Syracuse, New York 13202

4,800 Sq Ft

Retail Space

Available

701 South Crouse Avenue



- Approx 4,800 SF
- Corner space
- Mezzanine Level above market
- Vestibule with two entry ways
- Column Free space
- Open floor plan
- Double Net Lease
- Central A/C
- Drop ceiling
- Tile floor throughout
- Sprinklered space
- Blade & Fascia Sign ready
- Three restrooms (1 ADA)

Window walls facing North and West with views of Downtown Syracuse

701 South Crouse Avenue



Take advantage of a mezzanine-level, corner location, turnkey space ready for new improvements and corner-location store branding.

Located at the top of the area's central retail corridor, adjacent to Key Bank and Hot Pot Lu Lu, between the SU Corner market & below Oishi Sushi.

At the mezzanine level, this corner retail space has high visibility along with North and West-facing oversized windows with views of Downtown Syracuse.

MX-4 zoning allows for most retail uses,

**Daily Traffic count is approximately 4,400 vpd on East Adams,
and 2,000 vpd on South Crouse.**

Past tenants were Smoker's Choice & Darwin's Restaurant.

701 South Crouse Avenue



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AVAILABLE
Milton Hall



Whitman
SCHOOL of MANAGEMENT
SYRACUSE UNIVERSITY



Sheraton



Marshall Street



Veterans
Research Center
N.V.R.C.

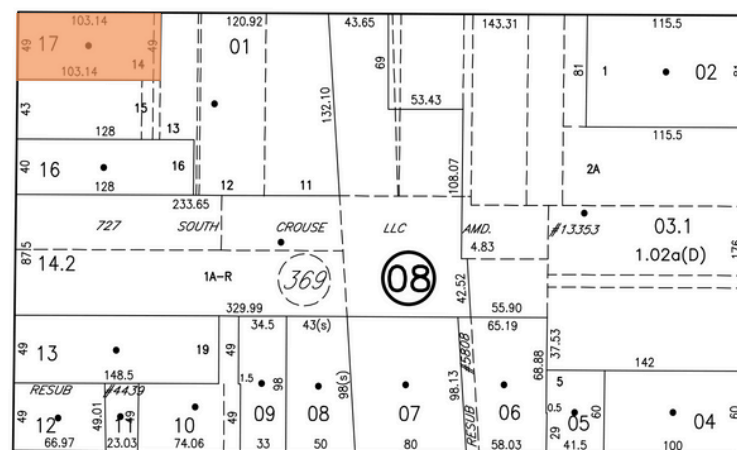


Huntington Hall

Waverly Avenue



Syracuse University Campus

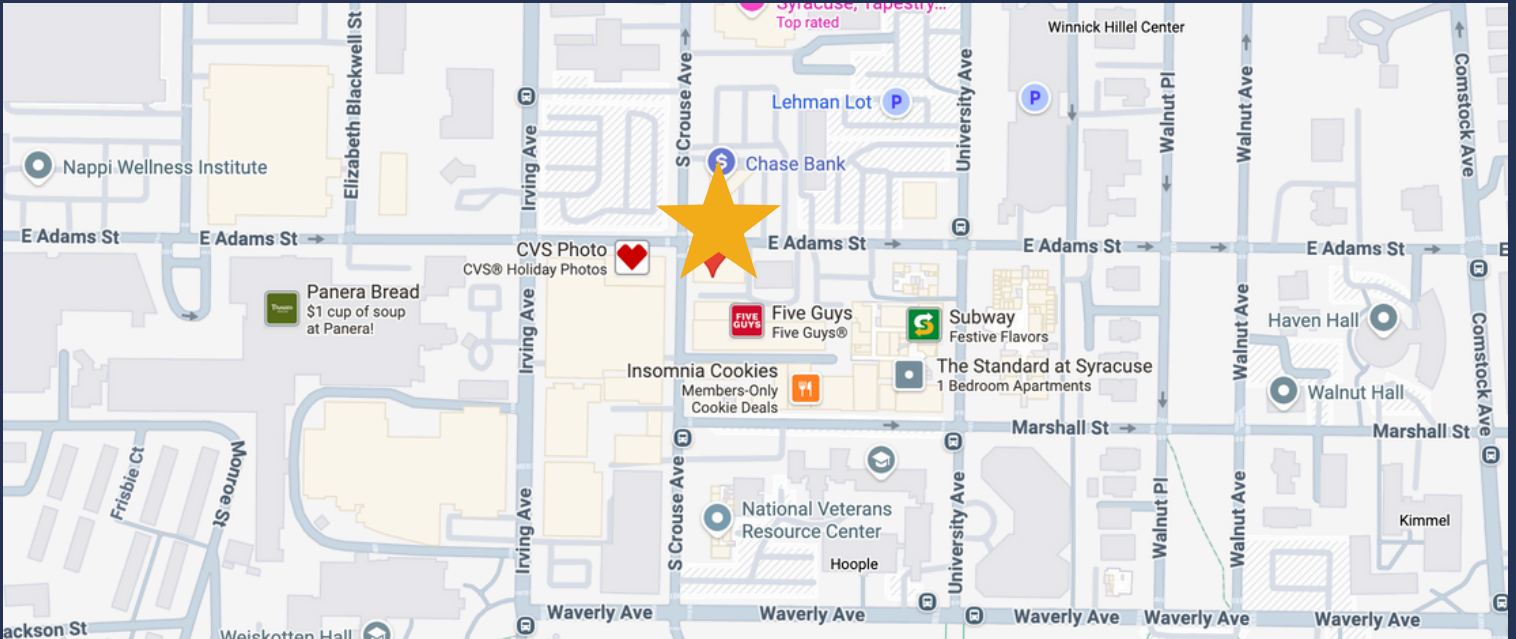


MARSHALL



CNY Broker

701 South Crouse Avenue



.02 Miles to Syracuse University

.2 Miles to Crouse Hospital

.2 Miles to Gallasano Children's Hospital

.3 Miles to SUNY Upstate Medical University

.4 Miles to Syracuse VA Medical Center

\$5,000 / month NN (\$12.50 / SF)

Plus CAM \$4.26 / Per Square Foot

Offered Exclusively By



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Christopher Snyder is a New York State Licensed Real Estate Broker at CNY Broker, LLC

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