

FOR SALE OR LEASE

621 South Main Street  
Syracuse, New York 13212



## 1.2± Acre Development Site

### Property Highlights

- 1.2± Acres of vacant land with excellent visibility in the retail corridor
- **Zoned C-2** in the Village of North Syracuse
- Site is under a 10-minute drive from planned \$100 billion Micron Semiconductor Fabrication Facility in Clay, NY
- Site is 6.1 miles from Syracuse CBD
- Minutes from Syracuse International Airport

| Demographic         | 1 Mile   | 3 Miles  | 5 Miles  |
|---------------------|----------|----------|----------|
| Population          | 8,366    | 52,204   | 151,166  |
| Households          | 3,836    | 22,840   | 65,590   |
| Average H.H. Income | \$85,602 | \$94,806 | \$88,514 |
| Daytime Employees   | 4,628    | 34,709   | 100,238  |

Source: ESRI Business Analyst 2024

| Traffic Counts            |             |
|---------------------------|-------------|
| South Main Street (US 11) | 12,069 AADT |

Source: NYS DOT 2023

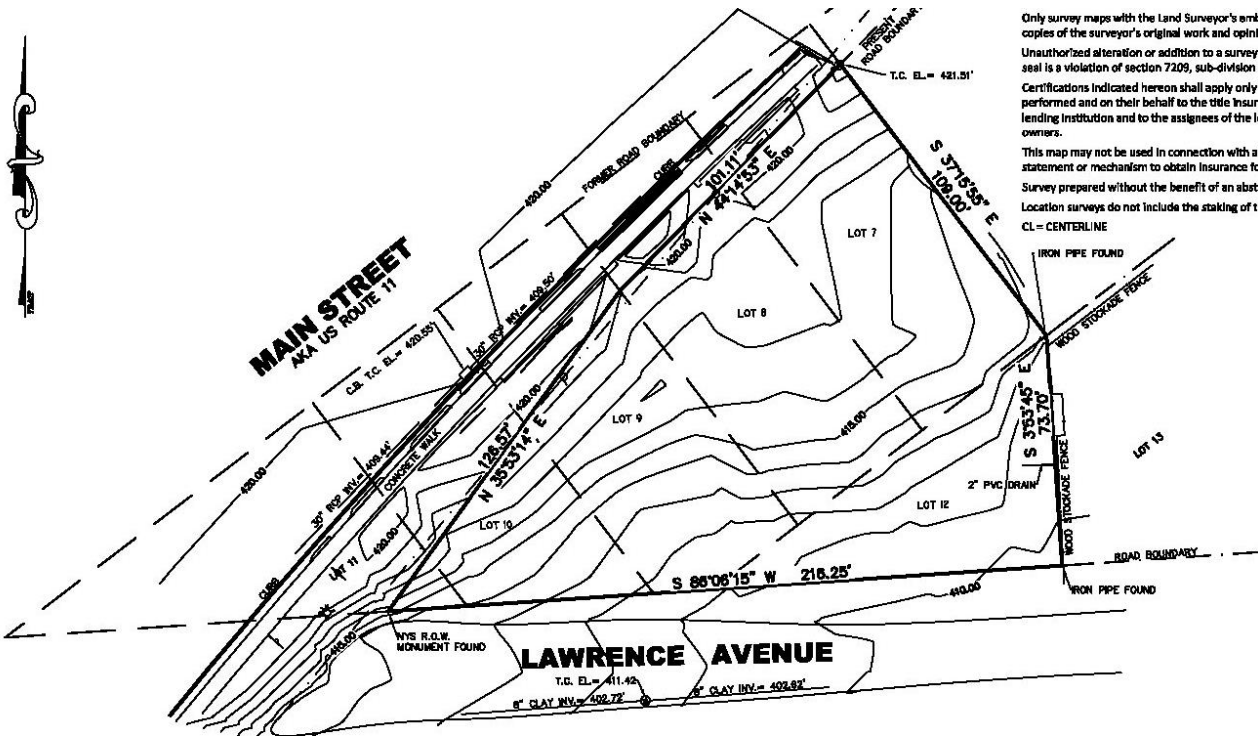
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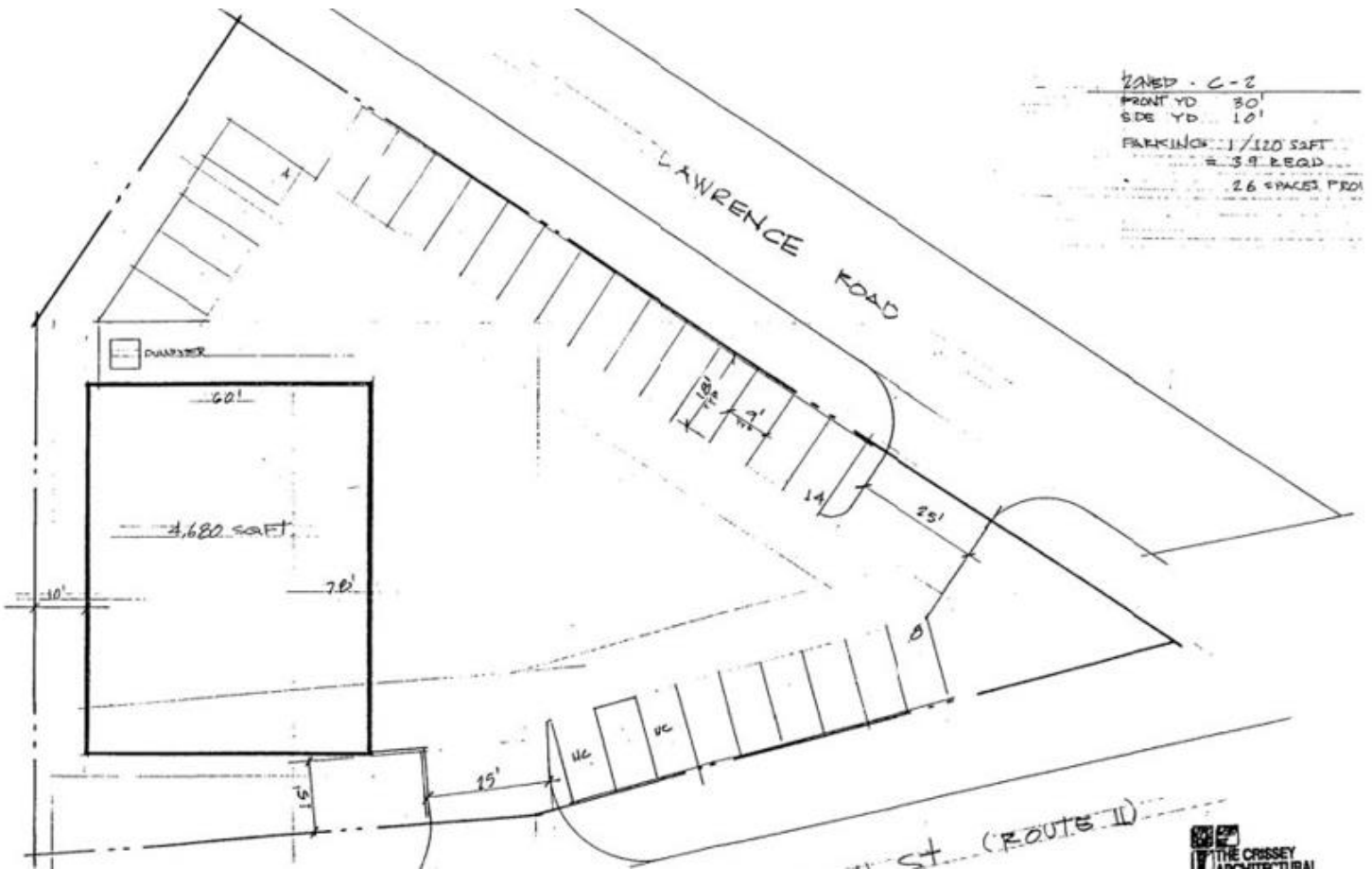
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This map may not be used in connection with a "Survey Affidavit" or similar document, statement or mechanism to obtain insurance for any subsequent or future grantees. Survey prepared without the benefit of an abstract.

Location surveys do not include the staking of the property corners except as shown.

CL = CENTERLINE

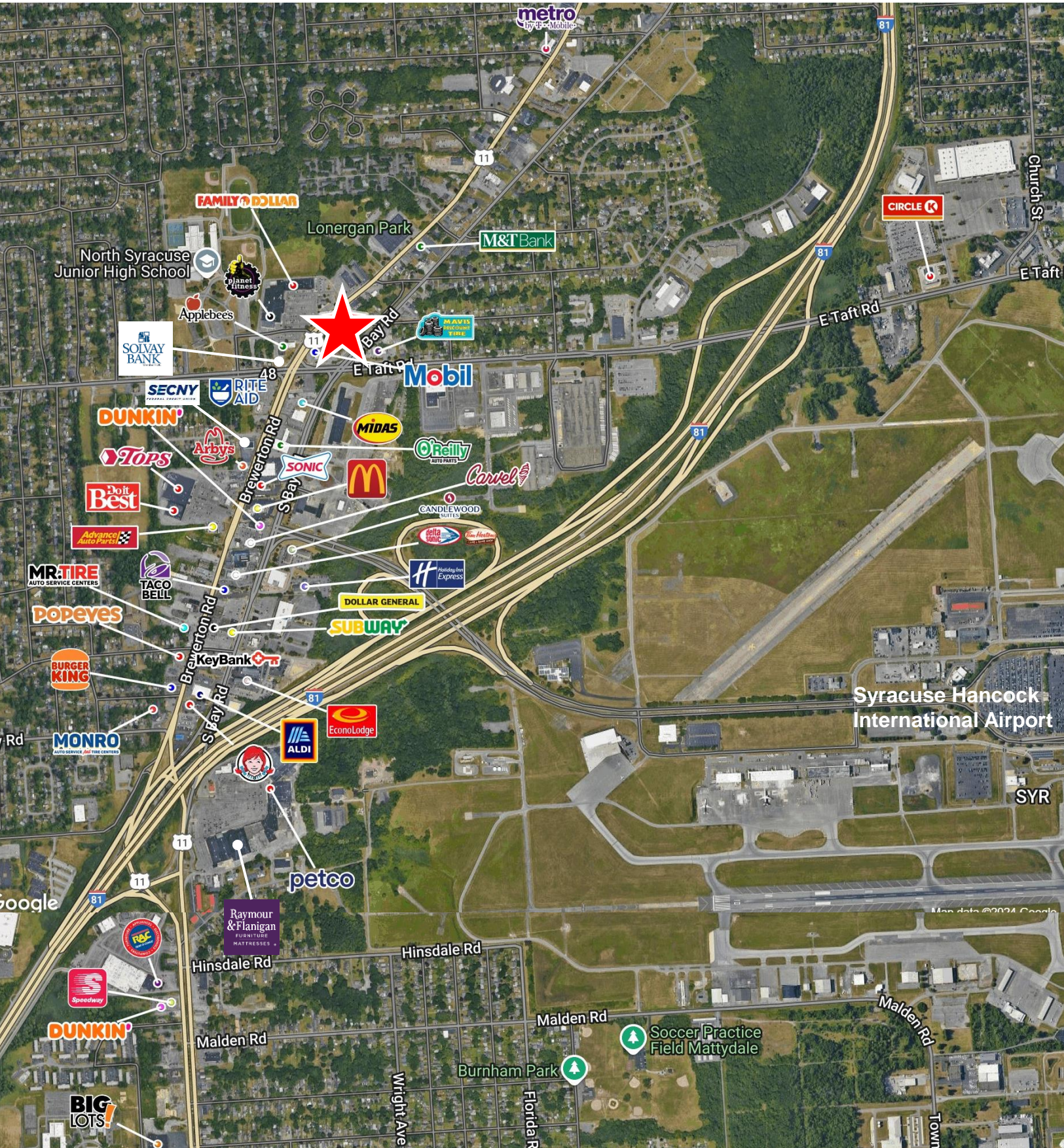
Survey



Site Plan

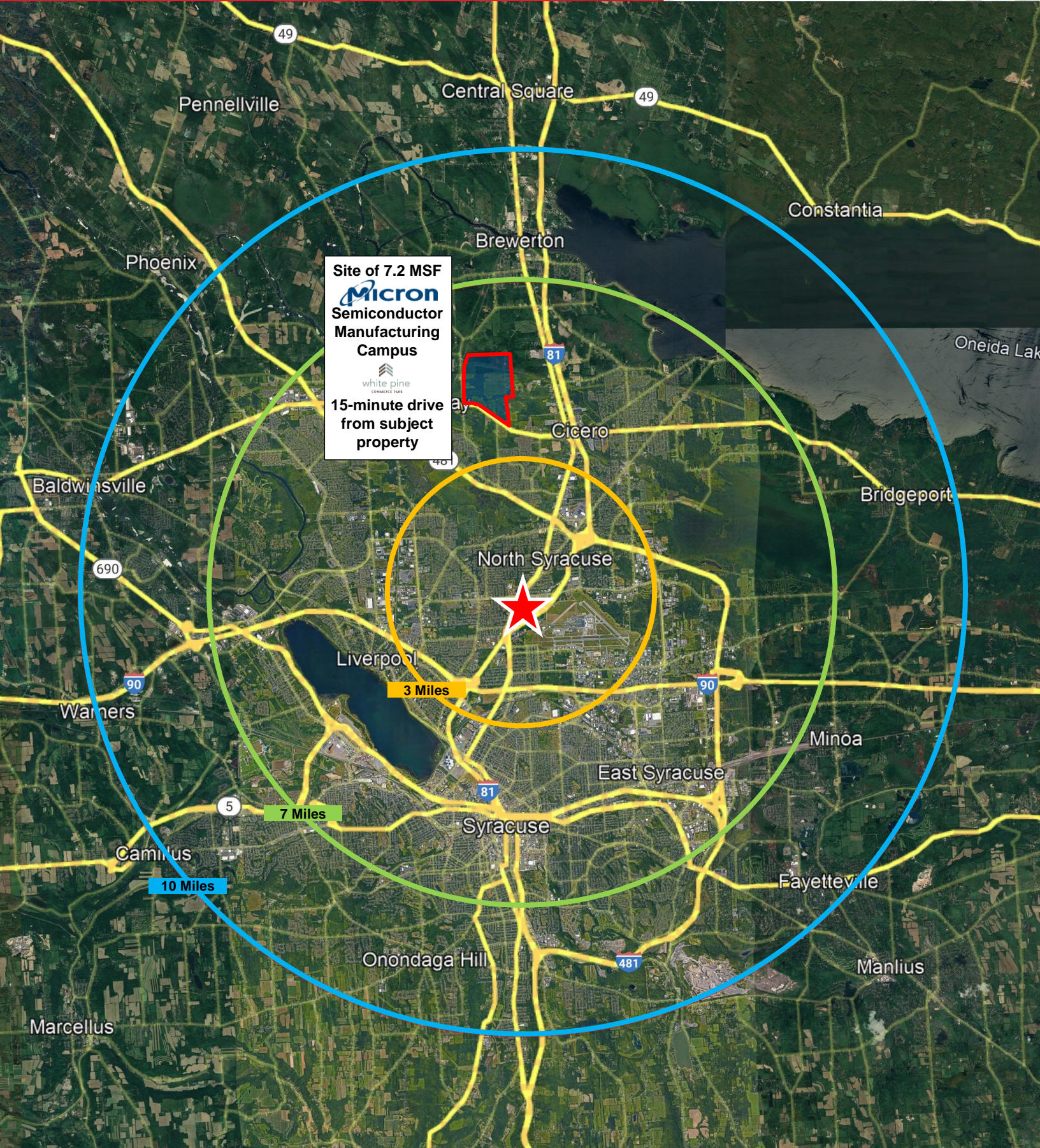
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Site of 7.2 MSF  
**Micron**  
Semiconductor  
Manufacturing  
Campus  
white pine  
COMMERCE PARK  
15-minute drive  
from subject  
property

3 Miles

7 Miles

10 Miles