

FORMER AARON'S

3902 S SALINA ST
SYRACUSE, NY 13205



PROPERTY DESCRIPTION

The Kase Group is pleased to present the opportunity to acquire a soon to be vacant retail property in Syracuse, New York. Aaron's is paying rent for the remaining of their 3.7 year term. The building consists of 6,426 square feet situated on a 0.583 acre lot. The site benefits from its location along U.S Highway 11 with exposure to 7,000+ vehicles per day. Neighboring retailers include Family Dollar, Dunkin' Donuts, Walgreens Pharmacy, Burger King, Little Caesars Pizza, Autozone Auto Parts, Dollar General & many more.

LOCATION DESCRIPTION

Syracuse is a city in New York State. It's home to the Erie Canal Museum, tracing the waterway's history in the 1850 Weighlock Building. In the old state armory, the Milton J. Rubenstein Museum of Science & Technology (MOST) offers interactive exhibits and a planetarium. Designed by I.M. Pei, the Everson Museum of Art focuses on American artwork. The opulent 1920s Landmark Theatre hosts

OFFERING SUMMARY

Sale Price:	\$576,323
Annual Rent:	\$42,240
Lease End:	7/27/2027
Lot Size:	0.583 AC
Building Size:	6,426 SF

KASE ABUSHARKH

Founding Principal
925.348.1844
kase@thekasegroup.com
CA DRE #01311211

SCOTT REID | PARASELL, INC.

ParaSell, Inc. - Broker
949.942.6585
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LOCATION MAP

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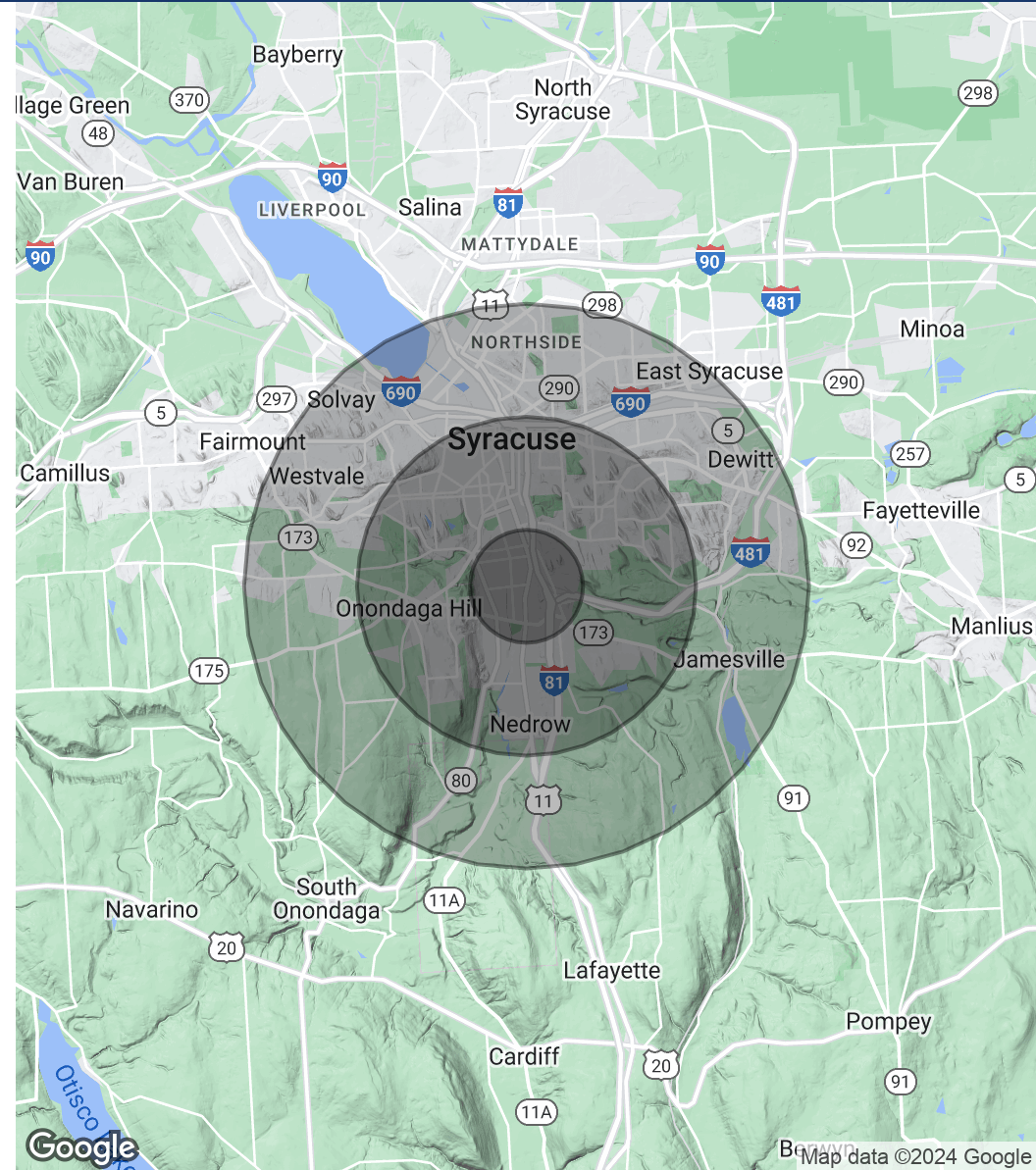
DEMOGRAPHICS

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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	15,656	89,587	187,793
Average Age	38.9	33.4	35.8
Average Age (Male)	37.7	32.4	34.2
Average Age (Female)	41.5	34.9	37.7

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	8,490	39,975	86,477
# of Persons per HH	1.8	2.2	2.2
Average HH Income	\$35,512	\$49,578	\$55,732
Average House Value	\$92,331	\$114,260	\$117,925

2020 American Community Survey (ACS)



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