



FOR LEASE ★ MULTI-USE BUILDING

Former Family Dollar

2826 S. Salina Street, Syracuse, NY 13205



SUTTON REAL ESTATE COMPANY

525 Plum Street, Suite 100

Syracuse, NY 13204

www.suttoncos.com

Main: 315.424.1111

CONTACT EXCLUSIVE AGENT:

Laurence J. Socia, CLS

Licensed RE Associate Broker

Lsocia@suttoncos.com

Mobile: 315.345.5600



All information furnished, regarding property for sale, rental or financing is from sources deemed reliable, but no warranty or representation is made as to the accuracy thereof and same is submitted subject to errors, change of price, rental or conditions prior sale, lease or financing or withdrawal without notice.



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PROPERTY HIGHLIGHTS

- ❖ 8,320±sf freestanding building with pylon sign
- ❖ One story brick construction built 2016
- ❖ Interior height to deck is 16' 2" / to joists is 14' 4"
- ❖ Rear concrete loading dock with pad
- ❖ Situated on 1.16± acre parcel with 28 car parking
- ❖ Zoned MX-2 Neighborhood Center / City of Syracuse
- ❖ Lease is absolute net – call for pricing details

KEY FEATURES

- ✓ High traffic location on hard corner at traffic light that's convenient to the Interstate 81 access ramps. 2025 combined traffic count is 33,981 AADT past the property.
- ✓ Well-established population of 122,598 with \$49,923 median HH income reside within a 3-mile radius. 2025 combined traffic count is 33,981 AADT past the property.
- ✓ Ideal location for retail, restaurant, healthcare, office, government services, and community organizations. Only 3± miles from Downtown Syracuse & SU campus.



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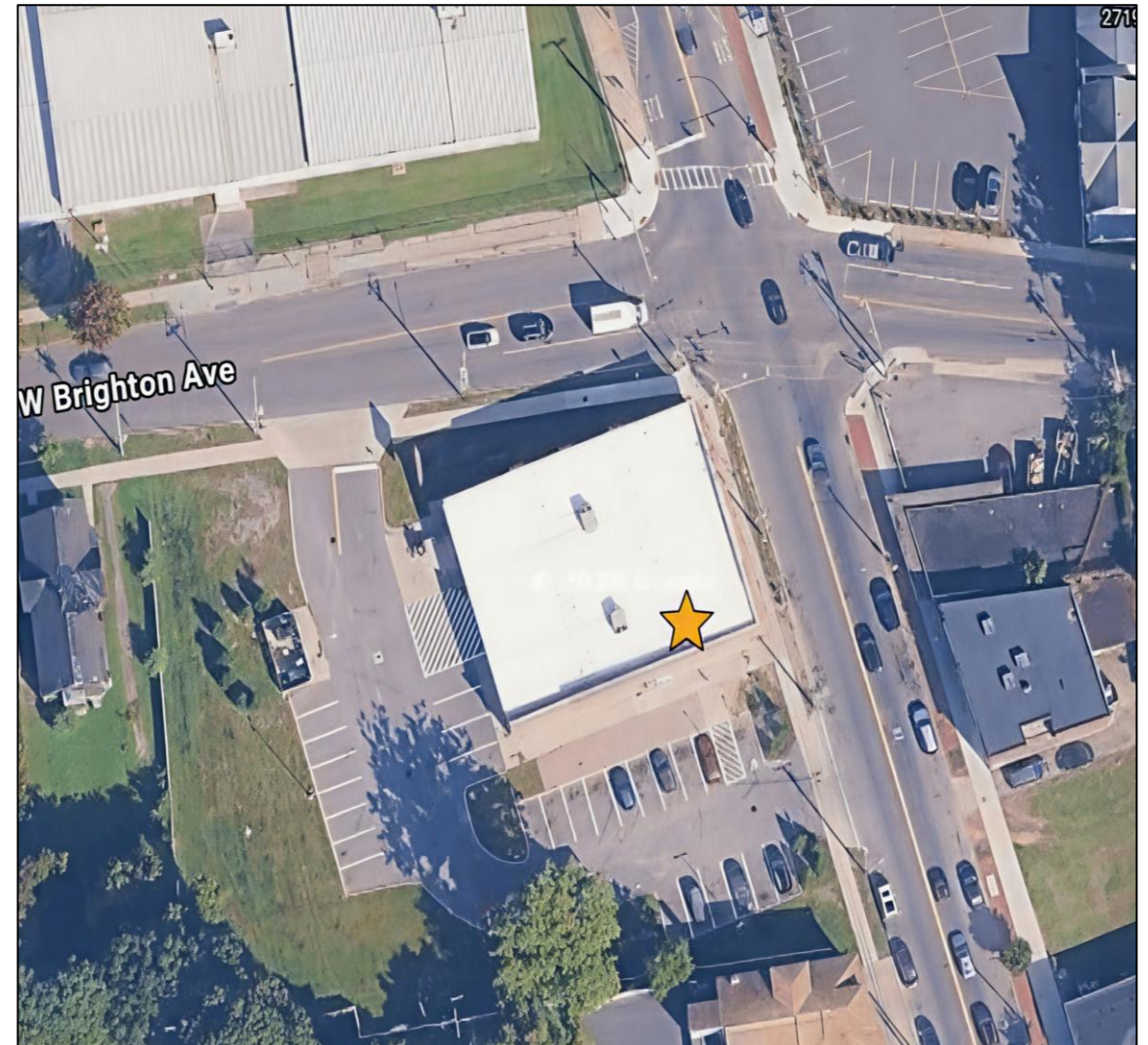
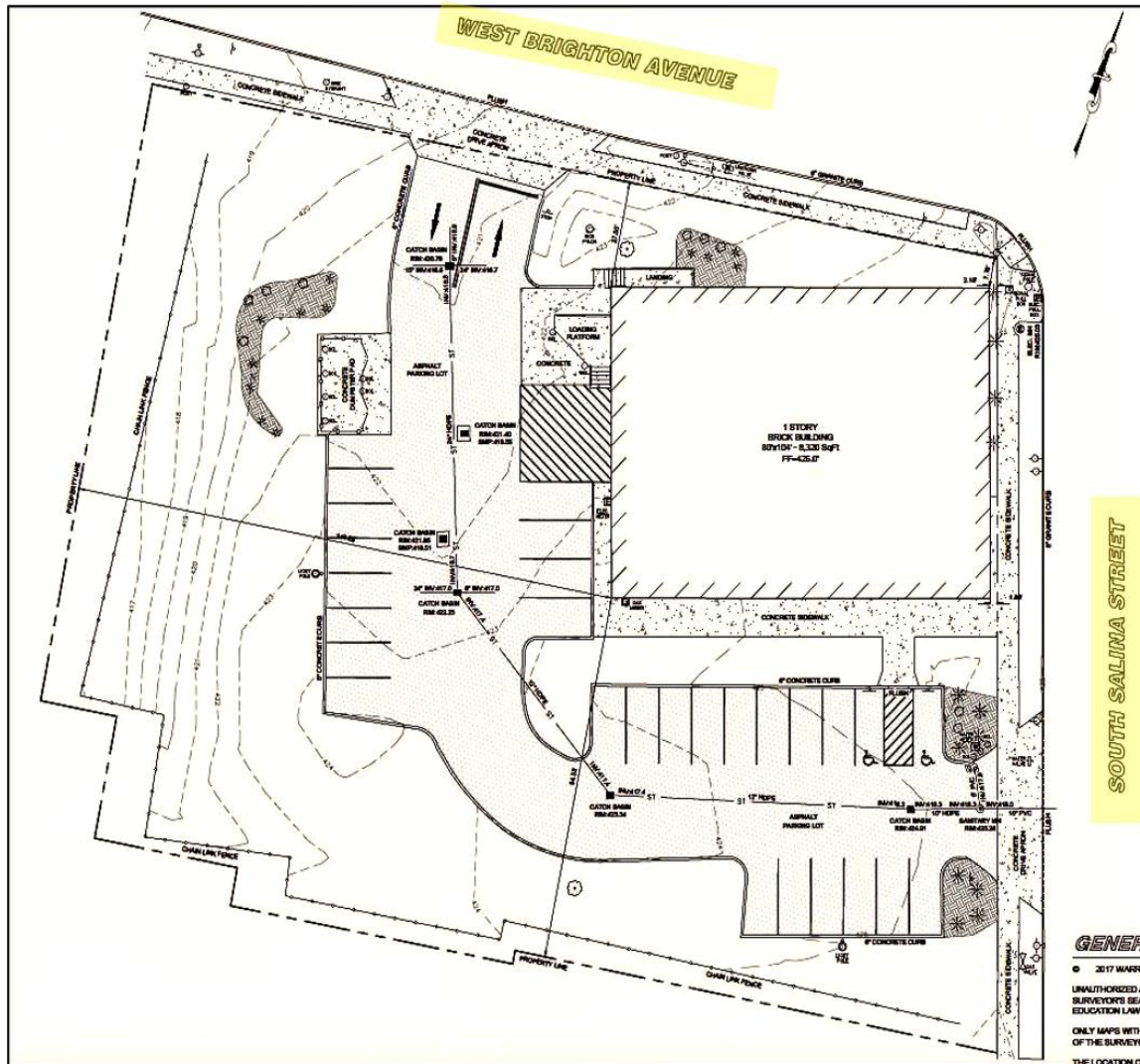
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DEMOGRAPHICS

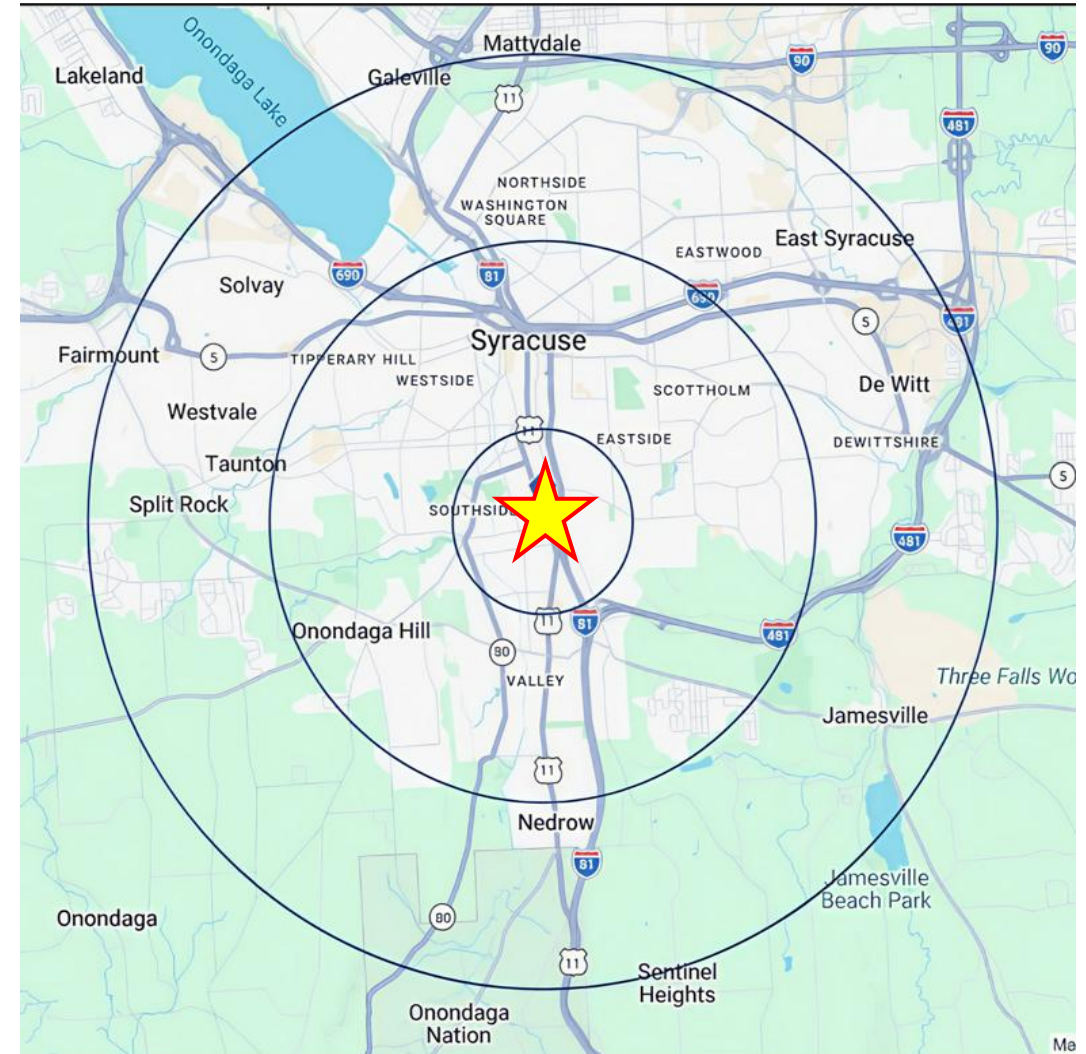
By Radius	1 Mile	3 Mile	5 Mile
Population	21,199	122,598	207,386
Households	7,692	47,702	82,769
Businesses	363	9,836	13,853
Daytime Employees	8,622	110,852	155,395
Median Age	33.8	33.2	35.6
Median HH Income	\$39,339	\$49,923	\$57,359

Source: Costar Report 2026

TRAFFIC

Roadway	Volume Count
W. Brighton Ave from S. Salina St	10,194 AADT
S. Salina St from Rt 81 to Rt 175	12,620 AADT
E Brighton from Thurber to Salina	11,167 AADT

Source: NYSDOT 2026



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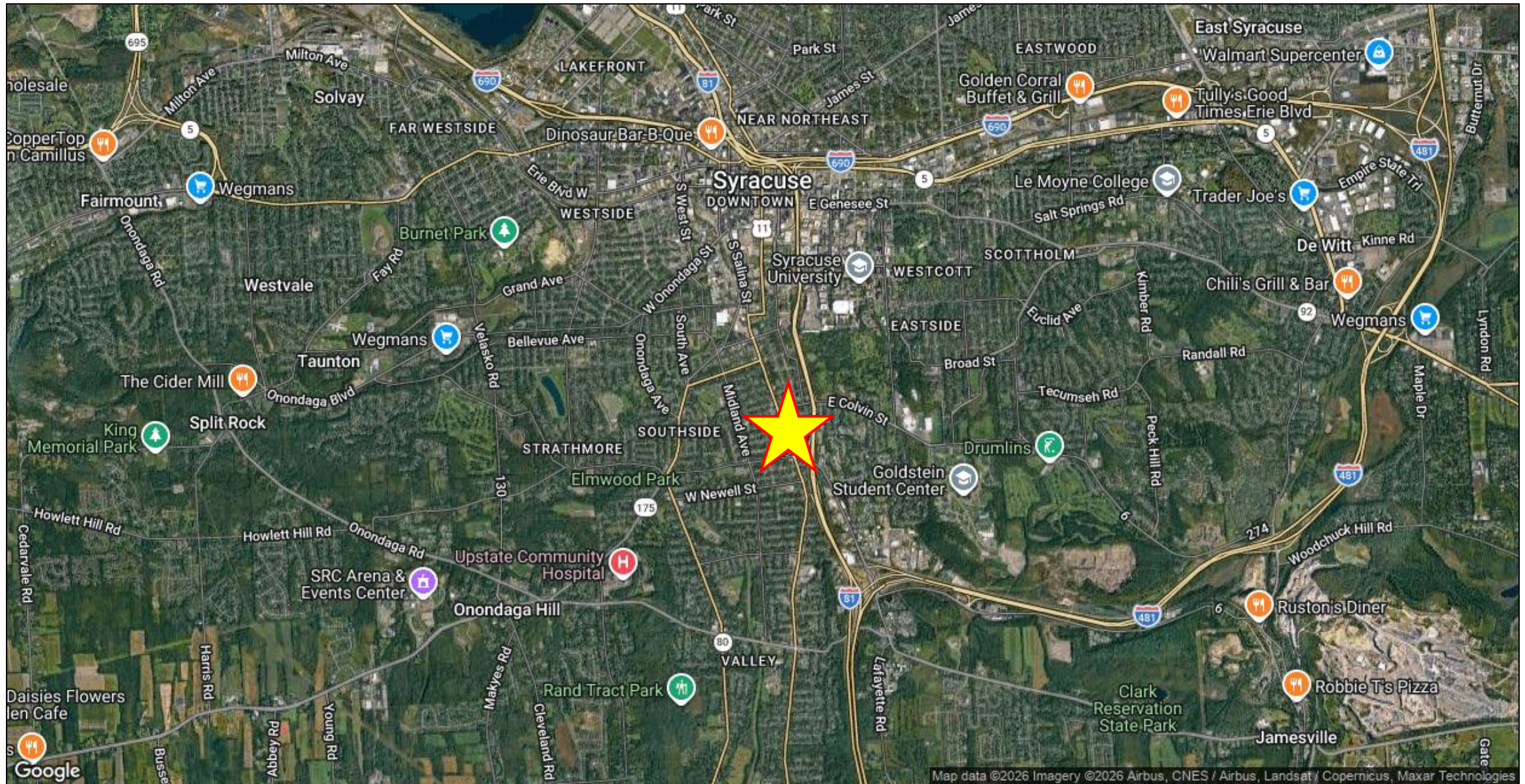
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