



## PROPERTY HIGHLIGHTS

**FEATURES:** 4-story open-air courtyard ideal for outdoor seating & nightlife activities / distinctive exterior illumination / 750± car on-site parking garage / 2<sup>nd</sup> floor open balcony

**AVAILABLE:** Ground floor retail, restaurant, & retail office leasing opportunities are:

8,005± SF subdividable - frontage on S. Salina Street and interior courtyard

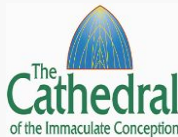
8,467± SF subdividable - frontage on courtyard, Jefferson St. and S. Clinton Street

Office suites: 9,208±sf 2<sup>nd</sup> floor / 15,532±sf 3<sup>rd</sup> floor / 2,000± 4<sup>th</sup> floor

**LEASE RATE:** \$24.00sf modified gross / LL deliver white shell / longterm lease / negotiable terms

**MAJOR EMPLOYERS:** Crouse Health, SUNY Upstate Medical, St. Joseph's Health, National Grid

**TRAFFIC GENERATORS:** Downtown tourist & convention visitors more than 1,000,000± annually



### SUTTON REAL ESTATE COMPANY

525 Plum Street, Suite 100

Syracuse, NY 13204

[www.suttoncos.com](http://www.suttoncos.com)

Main: 315.424.1111

### CONTACT EXCLUSIVE AGENT:

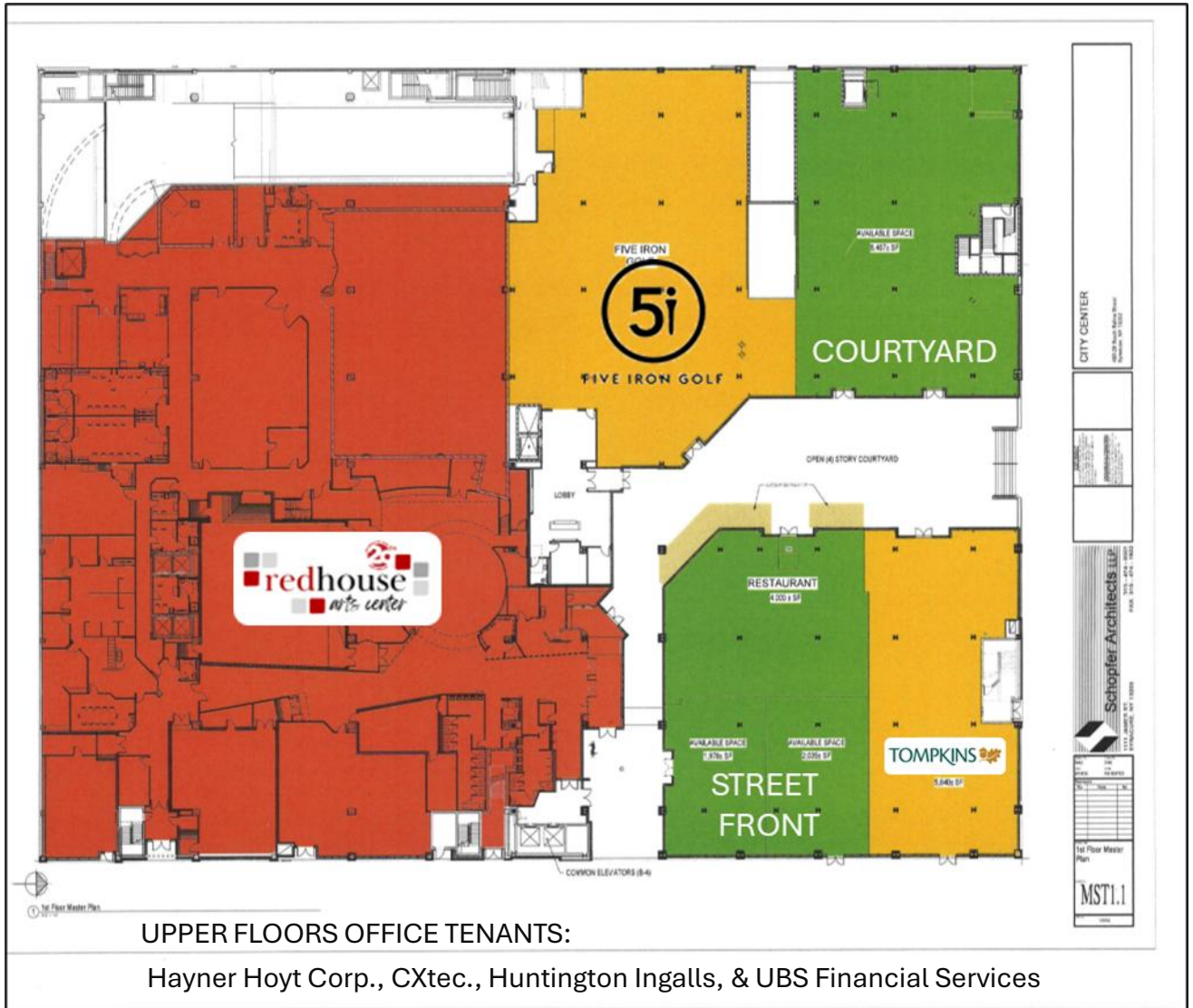
Laurence J. Socia, CLS

Licensed RE Associate Broker

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## GROUND FLOOR LEASE PLAN @ CITY CENTER

### STREET LEVEL RETAIL & RESTAURANT OPTIONS

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FOR LEASE | RETAIL & RESTAURANT  
**CITY CENTER**

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## CONCEPTUAL LEASE PLAN @ 8,005± SF STREET FRONT RETAIL & RESTAURANT OPTIONS

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FACING ARMORY SQUARE

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## EXISTING LEASE PLAN @ 8,467± SF COURTYARD RETAIL & RESTAURANT SPACE

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**DEMOGRAPHICS**

Downtown	By Radius	3 Mile	5 Mile	10 Mile
4,520	Population	149,889	228,474	476,173
1,970	Households	59,542	92,618	154,299
240 *	Businesses	10,847	15,629	22,881
30,000 *	Daytime Employees	126,279	175,610	243,537
30.7	Median Age	33.8	36.3	39.2
\$57,371	Median HH Income	\$50,135	\$58,781	\$70,582

\* Estimated

Source: COSTAR Report 2026

Walk Score  
**91**

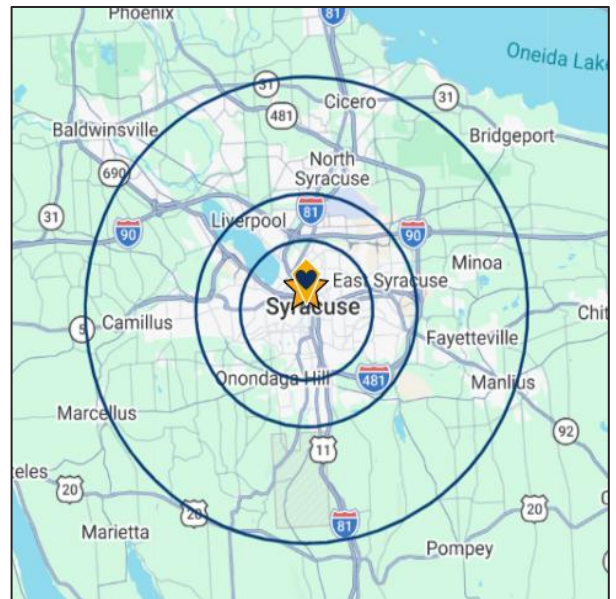
Walker's  
Paradise

Bike Score  
**77**

Very  
Bikeable

Transit Score  
**60**

Good  
Transit



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