



FOR SALE / LEASE

6,000± SF PROFESSIONAL OFFICE BLDG. 1,500 – 3,000± SF AVAILABLE FOR LEASE

Property Highlights

- Single story, highly visible professional office building on the West Side of Syracuse
- Near The Centers at St. Camillus and other professional office users
- Separate front entrances to space with ample parking
- Located near many retailers to include Wegmans and Western Lights Shopping Plaza
- 1,500-3,000± SF contiguous, already built out office space with restrooms
- Ideal location for professional or medical office users
- On a sale, podiatrist will remain in 1,500± SF with a lease

| Demographic | 1 Mile | 3 Miles | 5 Miles |
|---------------------|-----------|----------|----------|
| Population | 9,492 | 82,980 | 198,677 |
| Households | 4,260 | 34,901 | 82,954 |
| Average H.H. Income | \$109,127 | \$85,466 | \$82,006 |
| Daytime Employees | 4,754 | 77,365 | 126,614 |
| Source: | | | |

Traffic Counts

| | |
|---|-------------|
| Onondaga Blvd. | 7,560 AADT |
| Velasko Rd. <i>From Grand Ave. to West Onondaga St</i> | 11,375 AADT |
| Source: NYS DOT 2024 | |

EXCLUSIVE CONTACT

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