


FOR LEASE

PRIME COMMUNITY RETAIL CENTER

Property Highlights

- 184,393± SF community shopping center serving Syracuse's West Side
- Flexible floor plan with up to 53,269± SF available contiguous; minimum divisible suite of 12,460± SF
- Also available:
 - Suite 2138 (983± SF)
 - Suite 2204 (2,279± SF); space has a grease trap, three (3) hoods and a cooler/freezer
- National anchors include Planet Fitness, Family Dollar and O'Reilly Auto Parts
- Strong tenant mix across fitness, retail, banking, and dining
- Located on West Genesee Street, a major retail corridor with steady daily traffic
- Centrally positioned within a dense residential trade area — nearly 13,800 residents within 1 mile and more than 80,000 within 3 miles
- Signalized full-access entrance on West Genesee Street for convenient ingress/egress

Demographic	1 Mile	3 Miles	5 Miles
Population	12,983	85,992	213,137
Households	6,129	37,780	89,420
Average H.H. Income	\$90,644	\$78,329	\$82,454
Daytime Employees	3,551	63,150	135,195

Source: ESRI Business Analyst 2025

Traffic Counts

W Genesee Street 11,361 AADT

Source: NYS DOT 2024

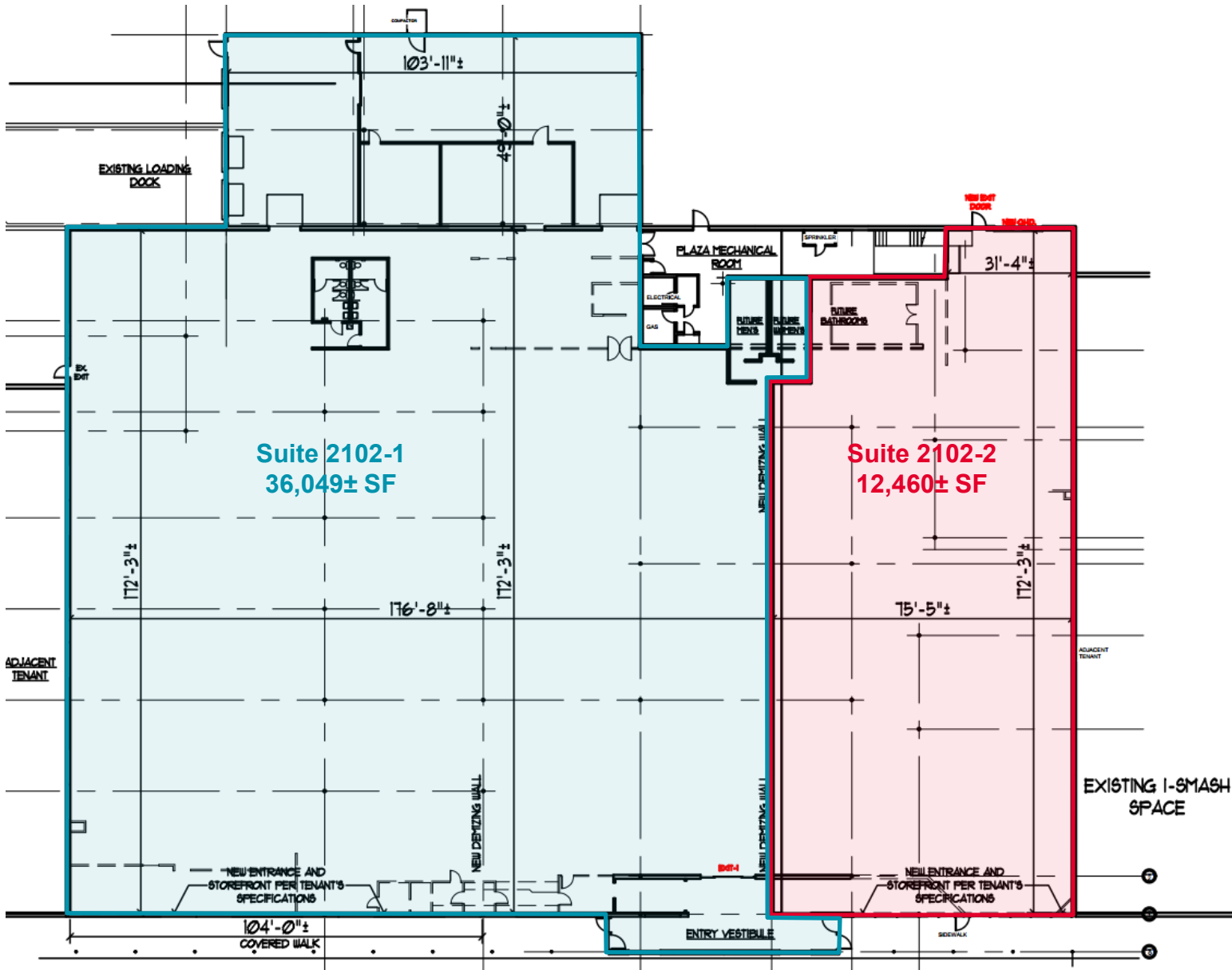
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Note: 53,269± SF former grocery store can be demised into two spaces – 12,460± SF and 36,049± SF

