


**FOR LEASE**

# 930± SF RESTAURANT SPACE & 1,240± SF PRIME RETAIL AVAILABLE

## Property Highlights

- 930 SF turnkey food-service opportunity with kitchen infrastructure, including a 20' hood and 900-gallon grease trap, with potential to expand to approximately 2,125± SF and a longer-term path to a 3,100± SF end-cap restaurant space with outdoor seating.
- 1,240± SF of prime in-line retail space suitable for a broad range of uses.
- TI allowance available for qualified tenant
- Affluent trade area: serving Syracuse's highest-income demographic
- Excellent access: signalized intersection with multiple entry points
- High visibility: located on Rt. 92, major commuter corridor
- Modern center: built in 2006 with recent parking and exterior upgrades
- Prime retail synergy: shared access with Walgreens, Circle K, and NBT Bank
- Established tenant mix: includes Gabrielle Chocolates & Ice Cream, Supercuts, The Wine House, Modern Nails, Impact Martial Arts, and Fayetteville-Manlius Oral Surgery

Demographic	1 Mile	3 Miles	5 Miles
Population	5,325	16,772	29,731
Households	2,012	6,527	12,031
Average H.H. Income	\$185,072	\$170,509	\$161,607

Source: ESRI Business Analyst 2023

## Traffic Counts

Cazenovia road (Rt. 92)	16,697 AADT
Pompey Center Road	4,600 AADT

Source: NYS DOT 2023

## EXCLUSIVE CONTACT

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**Tenant Key**

- 1 – Goodwill
- 2 – Suburban Tails
- 3 – AVAILABLE 930± SF
- 4 – The Wine House
- 5 – Modern Nails
- 6 – Fayetteville Manlius Oral Surgery
- 7 & 8 – Impact Martial Arts
- 9 – AVAILABLE 1,240± SF
- 10 – SuperCuts
- 11 – Gabrielle’s Chocolates & Ice Cream





