

FOR SALE

SYRACUSE MIXED-USE CORNER BUILDING – RETAIL INCOME + RESIDENTIAL CONVERSION

701 South Geddes Street, Syracuse, NY 13204



## PROPERTY DESCRIPTION

Signalized corner, high-visibility investment opportunity in Syracuse's Near West Side. This 38,552 SF multi-tenant retail building is improved with 11 established tenants and sits on a 0.53-acre parcel with strong exposure to approximately 20,000 vehicles per day, adjacent to a Valero gas station. The 1920 two-story structure offers durable "main street" retail fundamentals plus meaningful value-add: below-market rents with month-to-month flexibility, a large vacant second floor suitable for residential conversion or additional commercial tenancy (MX-2 zoning), and a basement currently used for storage with potential for expanded use. Recent capital improvements include a roof approximately three years old, newer windows, and a refreshed exterior. Minutes to Burnet Park and the Rosamond Gifford Zoo, and near the City's new public safety/police facility, this asset combines current cash flow with redevelopment upside.

## PROPERTY HIGHLIGHTS

- 38,552 SF corner multi-tenant retail building
- 11 established tenants; month-to-month leases
- Signalized intersection with  $\pm 20,000$  VPD
- 0.53-acre parcel; next to Valero Gas
- 1920 historic building with freight elevator
- Newer roof, newer windows, refreshed exterior
- Below-market rents with upside potential
- Vacant second floor for mixed-use buildout (MX-2)
- Basement storage with expansion potential
- Near Burnet Park Zoo; new police facility nearby

## OFFERING SUMMARY

Sale Price:	\$1,495,000
Lot Size:	0.53 Acres
Building Size:	38,552 SF

**TOM LISCHAK, CCIM**

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**CHRIS SURACI**

315.885.7924

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## EXTERIOR VIEWS

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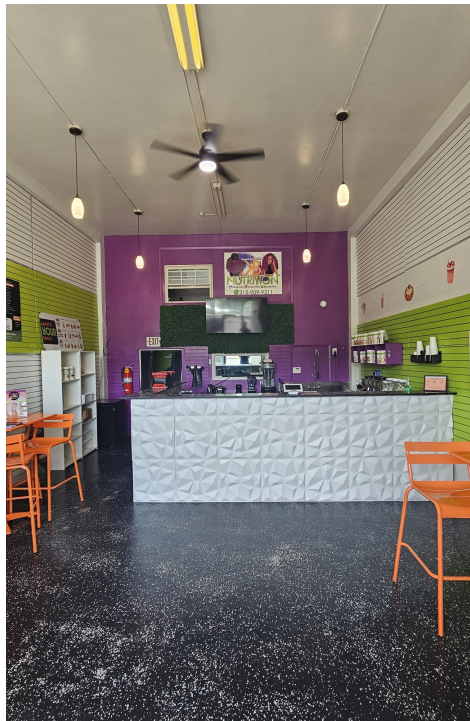
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CURRENT TENANTS

# 701 SOUTH GEDDES STREET

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## REAR OF BUILDING

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## SECOND FLOOR

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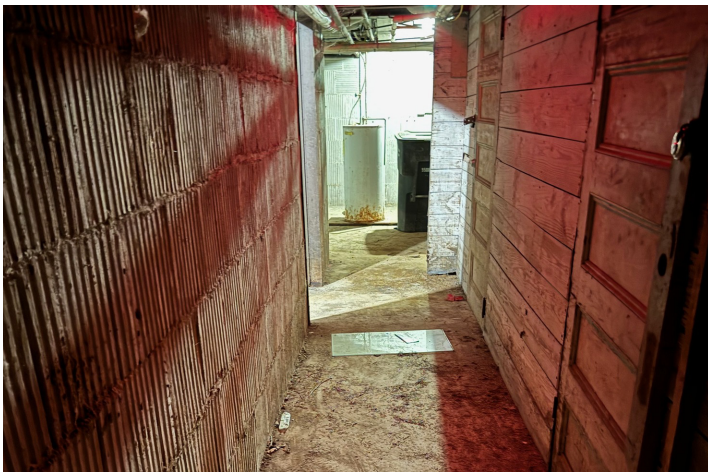
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## BASEMENT

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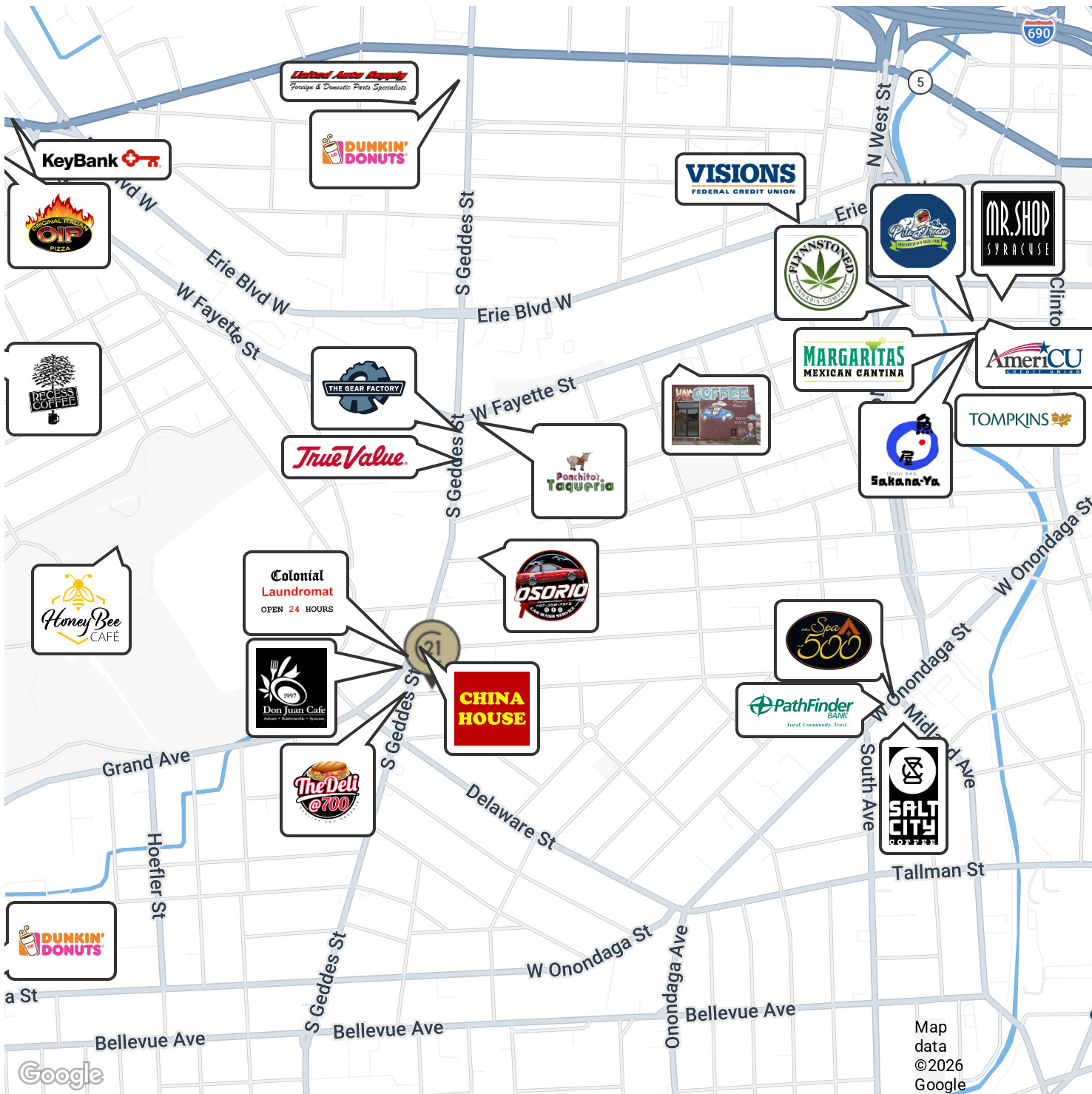
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# RETAILER MAP

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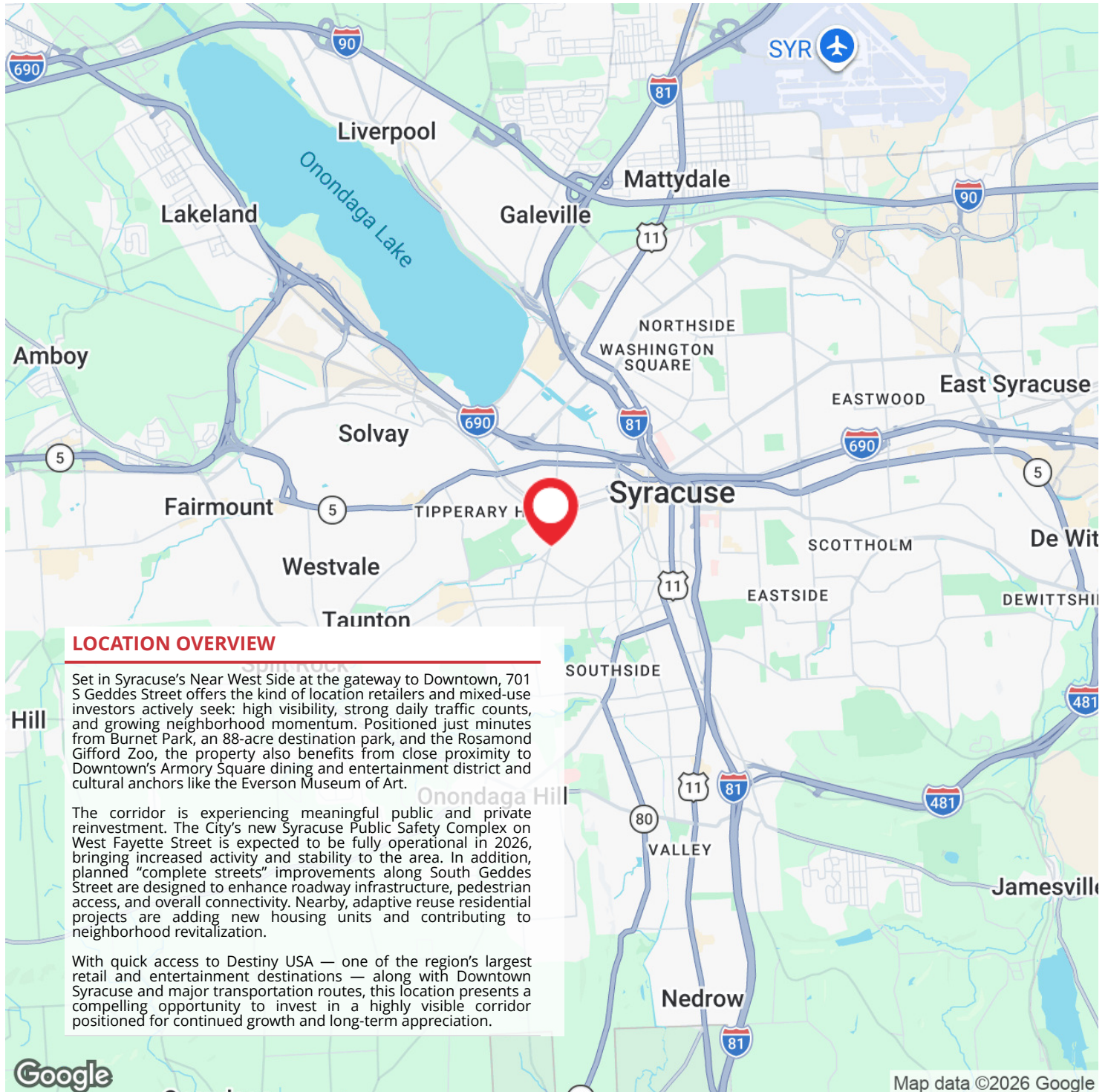
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## LOCATION MAP

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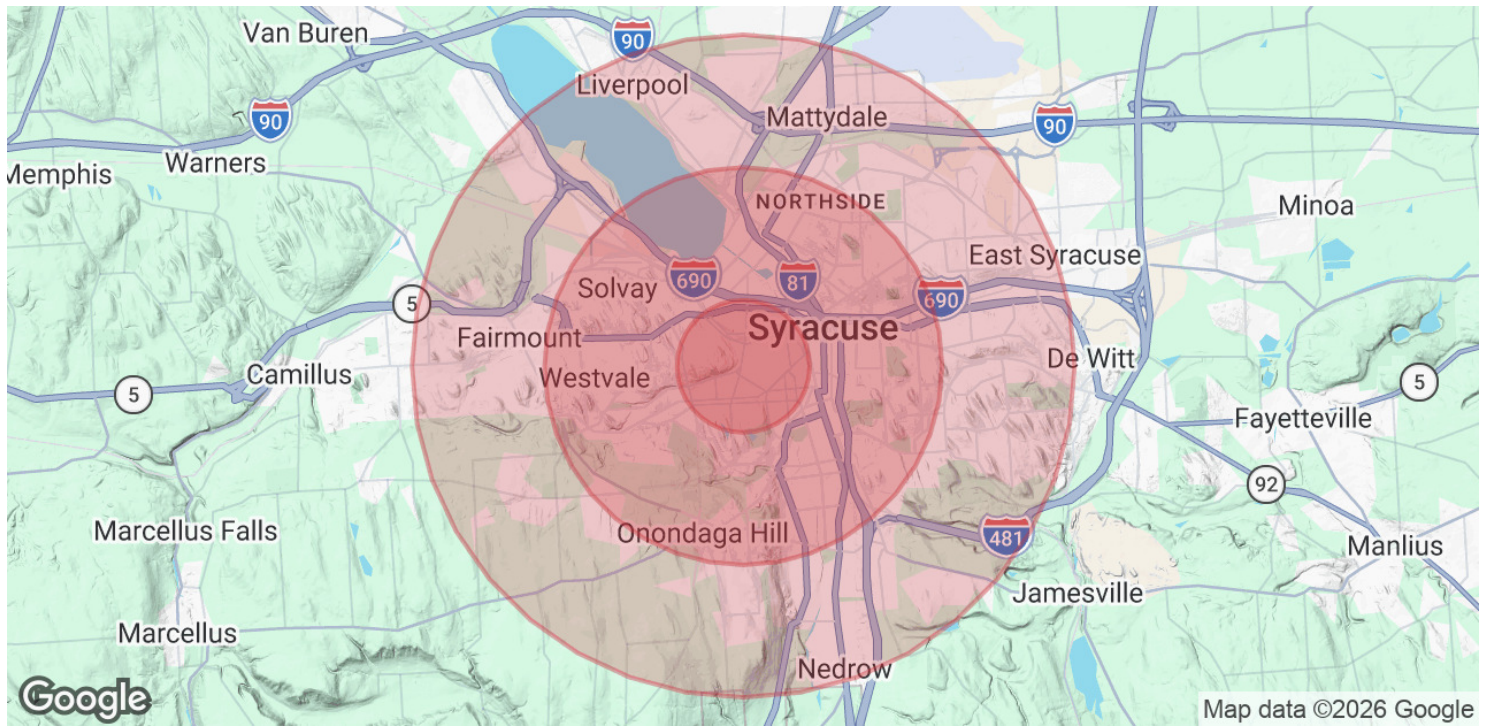
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## DEMOGRAPHICS

SYRACUSE MIXED-USE CORNER BUILDING – RETAIL INCOME + RESIDENTIAL CONVERSION

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<b>POPULATION</b>	<b>1 MILE</b>	<b>3 MILES</b>	<b>5 MILES</b>
Total Population	18,849	129,366	221,634
Average Age	35	37	39
Average Age (Male)	35	36	38
Average Age (Female)	36	37	40
<b>HOUSEHOLDS &amp; INCOME</b>	<b>1 MILE</b>	<b>3 MILES</b>	<b>5 MILES</b>
Total Households	7,808	51,811	91,279
# of Persons per HH	2.4	2.5	2.4
Average HH Income	\$57,218	\$65,890	\$75,819
Average House Value	\$160,865	\$190,447	\$205,102

Demographics data derived from AlphaMap

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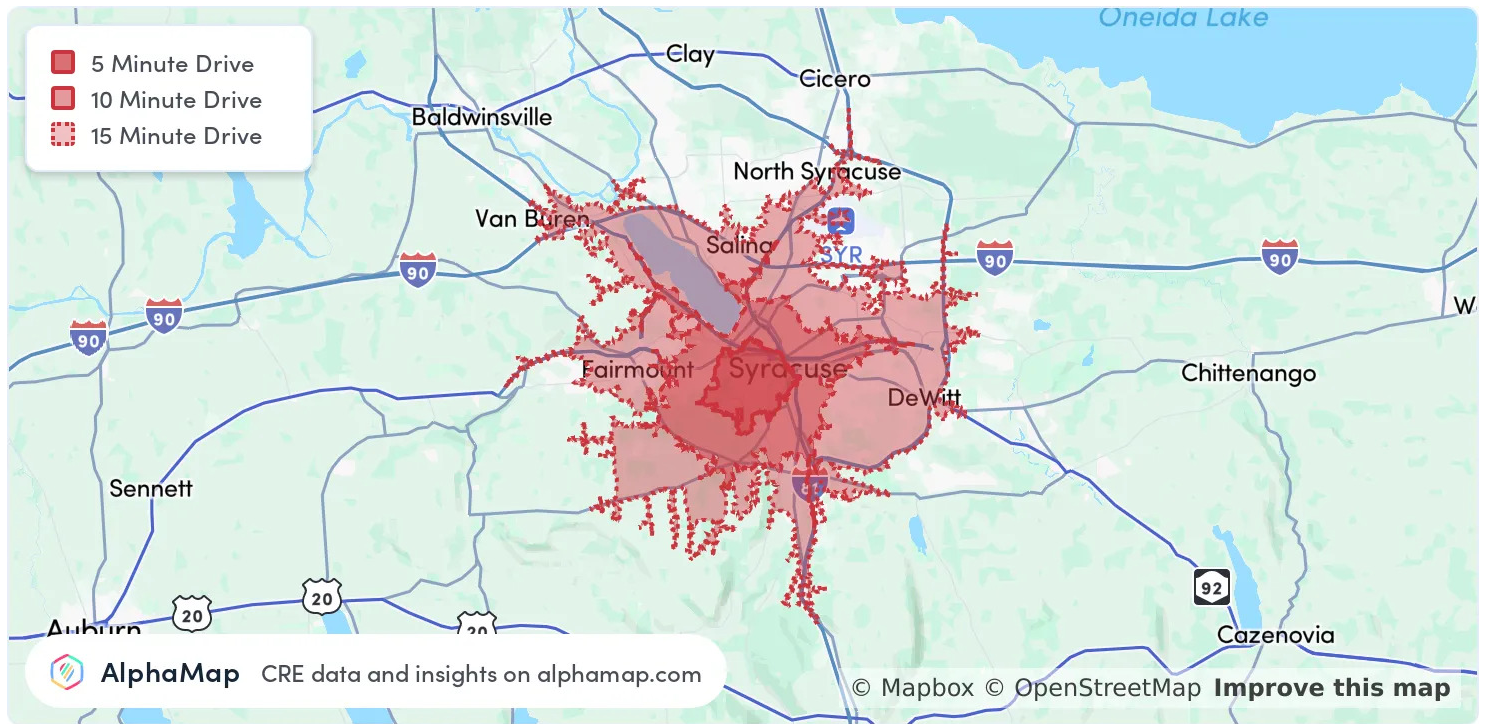
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## AREA ANALYTICS

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POPULATION	5 MINUTES	10 MINUTES	15 MINUTES
Total Population	29,046	110,756	224,675
Average Age	36	36	39
Average Age (Male)	35	35	38
Average Age (Female)	36	37	40

HOUSEHOLD & INCOME	5 MINUTES	10 MINUTES	15 MINUTES
Total Households	12,631	44,265	92,897
Persons per HH	2.3	2.5	2.4
Average HH Income	\$59,039	\$63,149	\$76,363
Average House Value	\$170,465	\$185,689	\$205,473
Per Capita Income	\$25,669	\$25,259	\$31,817

Map and demographics data derived from AlphaMap

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