


FOR SALE

2.67± ACRE RE-DEVELOPMENT SITE

Property Highlights

- Prime Redevelopment Opportunity: 2.67± acres across four (4) tax parcels
- Four (4) existing buildings totaling approximately 25,000± SF
- MX-4 Mixed-Use zoning, City of Syracuse
- Five (5) minutes to Downtown Syracuse
- Near Salt City Market, The Oncenter, Salt City Coffee, etc.
- Highly visible corner location
- Easy access to I-81 & I-690
- Multiple bus stops in proximity to the site
- Ample on-site parking
- Multiple access points
- All public utilities available
- Ideal for mixed-use or multifamily development

Demographic	1 Mile	3 Miles	5 Miles
Population	21,763	143,546	222,653
Households	8,830	58,663	93,071
Average H.H. Income	\$57,704	\$75,900	\$86,989
Daytime Employees	51,864	110,436	151,111
Source: ESRI Business Analyst 2026			

Traffic Counts

W Onondaga Street	14,448 AADT
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Source: NYS DOT 2025

EXCLUSIVE CONTACT

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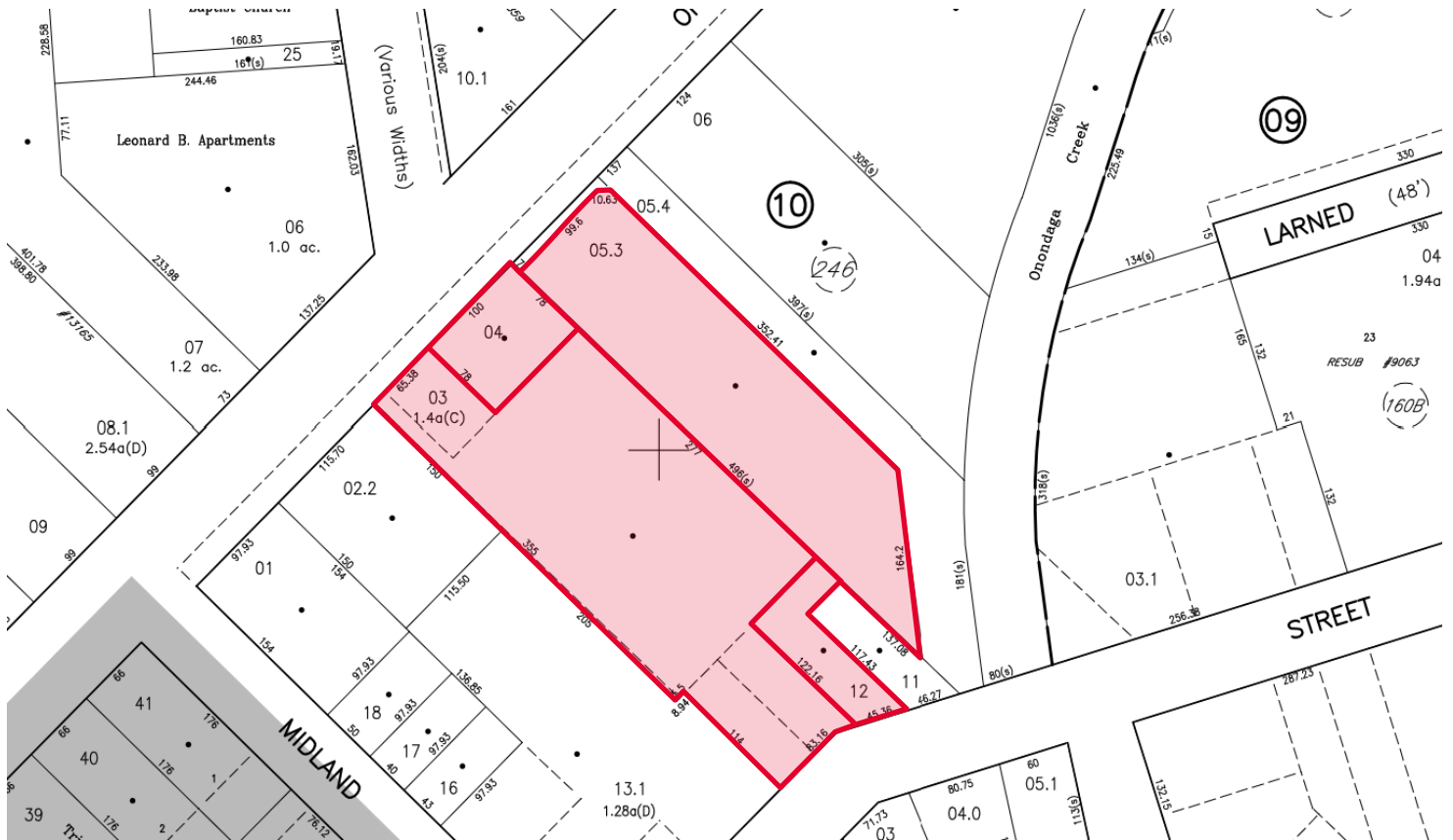
**Pyramid Brokerage
Company**

**423 W. Onondaga Street
Syracuse, New York 13202**



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Chimes Building

Being redeveloped by SEED Syracuse. Purchased in 2023 for approximately \$8.2M. Creating 152 mixed income apartments & 10,000 SF of commercial space

250 Harrison St.

Purchased for \$1.9M in 2024; being redeveloped into 35 residential units and ground level retail. Project total budget \$13M

Planned STEAM School

Redevelopment of the former Central Technical High School campus into a regional Science, Technology, Engineering, Arts, and Mathematics (STEAM) high school.

Syracuse Community Health Center

\$22.5 million
56,000± SF medical center



JMA Wireless

Planned

\$24 million
100,000± SF
logistics center

JMA Wireless

\$52 million

97,000± SF manufacturing/
professional facility



Centro Hub
221,319± SF

ON-RAMP Workforce Innovation Hub

1300 S. Salina St.

Recently Purchased by CenterState CEO for \$2,000,000.

NYS is investing \$80 million for the Syracuse flagship location - \$40 million will be used to renovate the building and the remaining \$40 million will go towards operations and programming.

Salina 1st

\$15 million

52,000± SF residential, retail,
light industrial, and incubator/
shared-office space



Mercy Works

\$4 million

In 2014, the 48,000± SF building at 1221 South Salina Street was fully renovated by Mercy Works and renamed the Clarence Jordan Vision Center.

There are plans to further expand the center by demolishing the adjacent vacant building.