

2516 LODI STREET SYRACUSE, NY 13208

SPECIAL PURPOSE PROPERTY FOR SALE

JOSHUA W. PODKAMINER, SIOR, CCIM
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J|W|P
COMMERCIAL

SUMMARY



OFFERING SUMMARY

Sale Price (2516 Lodi Street):	\$775,000
Sale Price (1417 N. Salina St):	\$595,000
Sale Price (1401 & 1409-11 N. Salina Street):	\$295,000
Building SF (2516 Lodi St):	15,360 SF
Building SF (1417 N. Salina St):	27,920 SF
Building SF (1401 & 1409-11 N. Salina Street):	8,480 SF
Market:	Syracuse

PROPERTY OVERVIEW

Unique availability of multiple Northside properties that can be sold as a package or purchased individually. 2516 Lodi Street has been owned and occupied by Cooney HVAC. The HVAC business has been acquired by a national company and will relocate / consolidate with other related businesses in the near future. 1417 North Salina Street is a large brick industrial that is poised for redevelopment. 1401 & 1409-11 North Salina Street are multi-tenant retail type buildings with some really nice garage bays in the rear. All properties will include additional adjacent vacant lots for onsite parking and/or storage.

PROPERTY HIGHLIGHTS

- Variety of buildings and uses
- 2516 Lodi Street is an excellent contractor building or for centralized distribution
- Central Location - Excellent I-81 Access
- Ample service area tailored for equipment and deliveries
- On-site parking for staff and visitors
- Flexible interior zones ready for customizations
- Immediate occupancy opportunity

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AERIAL



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2516 LODI STREET - SUMMARY



PROPERTY DESCRIPTION

2516 Lodi Street has been the long-time home to Cooney Air Conditioning & Heating as an owner occupant. The HVAC business has recently been sold and the company is expanding and consolidating a variety of businesses into a larger location in Onondaga County.

Great central location that is only being enhanced by I-81 related improvements in the immediate area including new bridges, on and offramp, street improvements, and other related I-81 projects. Ideal contractor layout with a combination of reception area, offices, conference room, break room, and warehouse / shop space.

PROPERTY HIGHLIGHTS

- Building Size: 15,360 (Includes Detached Garage)
- Sale Price: \$775,000
- Ceiling Heights:
- New Roof
- Efficient internal layout facilitates operational workflows
- High ceilings accommodate specialized systems and storage
- Parking for staff and visitors (Includes 2510 Lodi Street for Additional Parking)
- Includes detached garage (2510 Lodi Street Rear)
- Flexible interior ready for customization

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2516 LODI STREET



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1417 N SALINA ST. - SUMMARY



PROPERTY DESCRIPTION

1417 North Salina Street
Syracuse, NY 13208

PROPERTY HIGHLIGHTS

- Special purpose asset
- Variety of potential uses
- Good mixed-use redevelopment potential
- Great window lines for residential conversion
- Includes three adjacent lots for onsite parking (1413 North Salina Street, 213 Turtle Street, and 217 Turtle Street.
- City of Syracuse MX-2 Zoning
- Walking distance to Washington Square Park
- Three blocks to the recent Moyer's Carriage Lofts redevelopment project.

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1417 NORTH SALINA STREET



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1401, 1409-11 N. SALINA STREET

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2516 LODI STREET SYRACUSE, NY 13208

AERIAL REGIONAL



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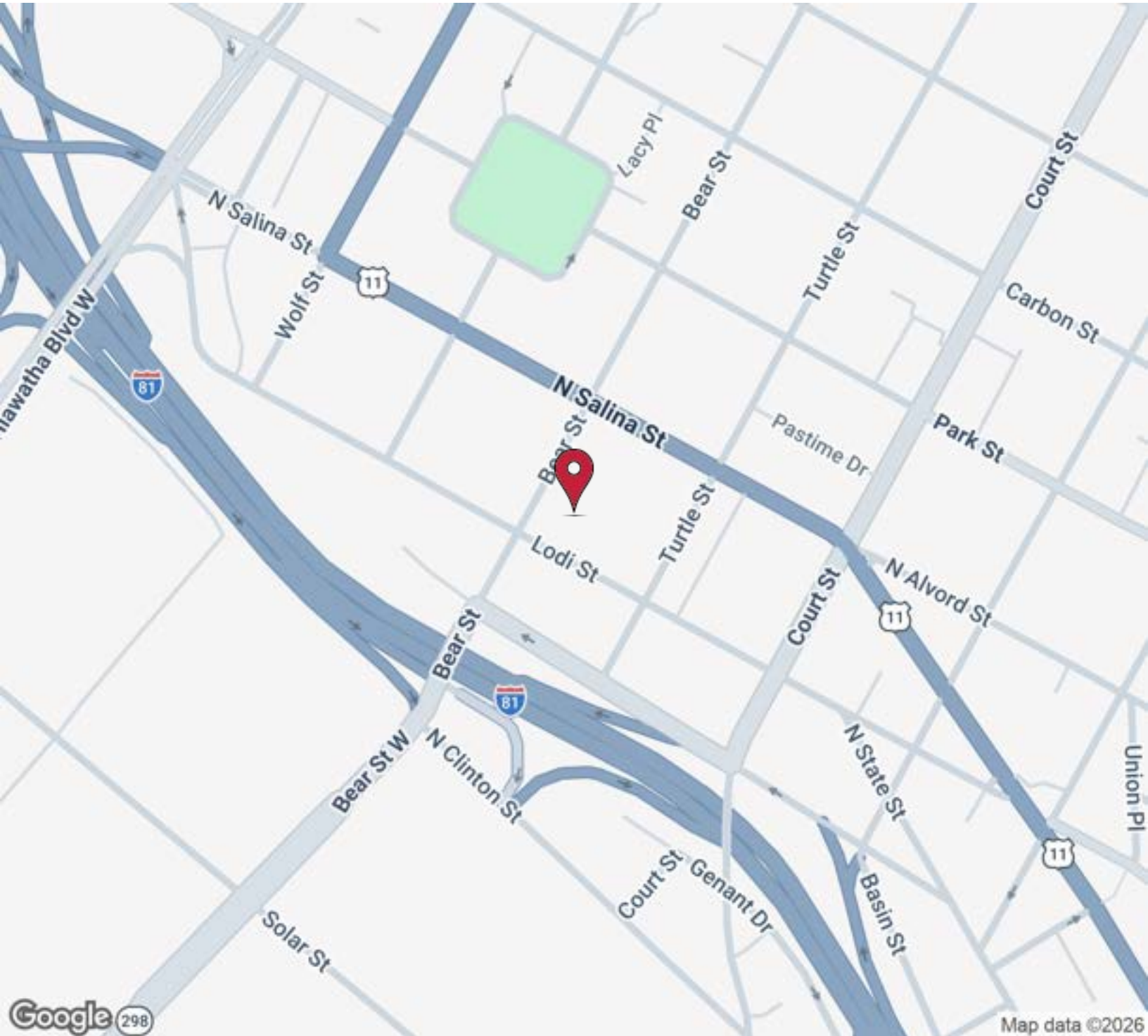
ZONING MAP



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LOCATION MAP



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DEMOGRAPHICS MAP & REPORT



POPULATION	1 MILE	5 MILES	10 MILES
Total Population	16,331	235,811	392,048
Average Age	34.1	37.7	40.0
Average Age (Male)	32.4	36.3	38.3
Average Age (Female)	34.1	38.8	41.5

HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total Households	6,842	97,812	162,561
# of Persons per HH	2.4	2.4	2.4
Average HH Income	\$57,213	\$76,657	\$93,130
Average House Value	\$97,949	\$168,194	\$205,627

2023 American Community Survey (ACS)

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ADVISOR BIO 1



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Managing Member

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PROFESSIONAL BACKGROUND

Joshua W. Podkaminer, SIOR, CCIM is a native of Syracuse, New York. Josh and his wife, Rebecca, have four children and live in the nearby Jamesville - Dewitt area. Josh is active with his family and the community. Hobbies include travel, fly fishing, gardening (vegetable and pumpkin patch,) and a focus of being involved in his children's activities. Josh grew up around the commercial construction business and started working as a laborer on construction sites at the age of 14, which plays a significant role in his interest, and many friendships, with people in the construction trades. After graduating from Hobart College in 2000, Josh joined Montgomery Partners / Emhoff Associates as a real estate salesperson and quickly worked towards his real estate brokerage license. He purchased his first residential rental property in 2000, which expanded into a student housing business, and associated management, with properties immediately adjacent to Syracuse University. Real estate ownership and development has continued with projects including the Franklin Center Office Building, in the heart of Franklin Square, and OneGroup Center at 706 North Clinton Street in the Inner Harbor. The brokerage and management businesses were consolidated, and renamed, in 2015 into JWP Commercial, which today provides real estate brokerage, management, development, and consulting services with a focus throughout the Syracuse, NY and Onondaga County marketplace.

EDUCATION

Fayetteville-Manlius Schools, Manlius, New York

Lawrenceville School, Lawrenceville, New Jersey

Hobart and William Smith Colleges, Geneva, New York

MEMBERSHIPS

SIOR (Society of Industrial and Office Realtors)

CCIM (Certified Commercial Investment Member)

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