

**SUTTON**  
REAL ESTATE COMPANY

**FOR LEASE | FLEX /RETAIL/OFFICE**

**Merrell– Soule**

600 N. Franklin St. Syracuse, NY 13204



## PROPERTY FEATURES

- 1,351.8 SQ FT
- 25 FT Ceiling
- Mezzanine Potential
- Great Curb Appeal
- Adjacent construction project set to add 24 luxury lofts, making it nearly 1,000 lofts in the Franklin Sq. Area
- Heart of Franklin Square
- Access to All Major Highways within minutes
- Easy Access for Foot and Auto traffic
- Surrounded by wealth management firms, law firms, engineers, and more.

### CONTACT EXCLUSIVE AGENT(S):

**Phyllip Martin**

*NYS Associate Broker*

315.378.8788

[pmartin@suttoncos.com](mailto:pmartin@suttoncos.com)

### SUTTON REAL ESTATE COMPANY

525 Plum Street, Suite 100

Syracuse, New York 13204

315.424.1111

[www.suttoncos.com](http://www.suttoncos.com)

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Mezzanine Potential



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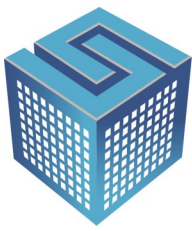
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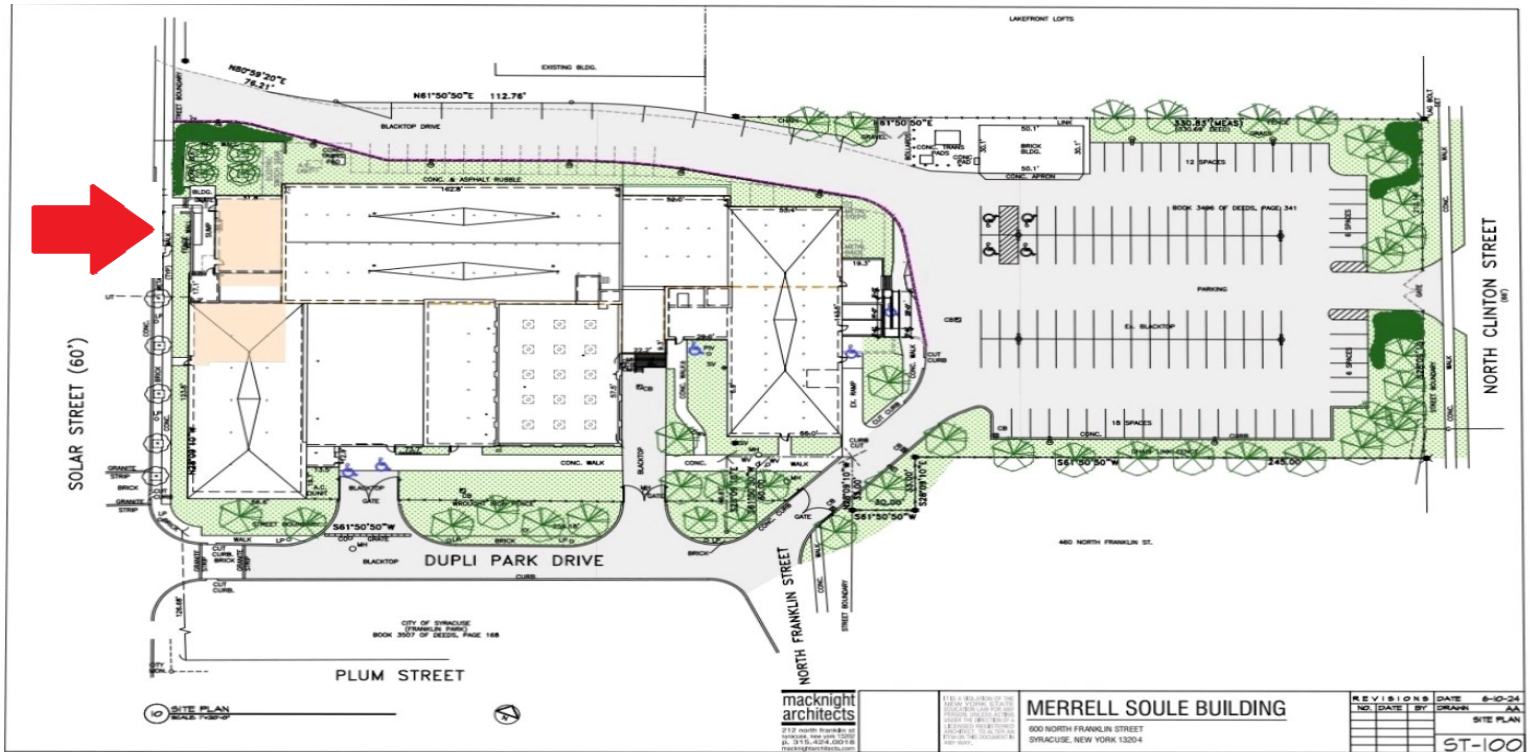


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## DEMOGRAPHICS

|                                 | 2 Mile   | 5 Mile   | 10 Mile  |
|---------------------------------|----------|----------|----------|
| <b>Population</b>               | 78,412   | 235,300  | 390,073  |
| <b>Households</b>               | 30,456   | 95,774   | 157,920  |
| <b>Average Household Income</b> | \$49,468 | \$67,200 | \$80,654 |
| <b>Businesses</b>               | 7,601    | 14,721   | 21,080   |

Source: <https://product.costar.com/detail/lookup/6581357/demographics>

## TRAFFIC COUNTS

- Plum St. & N Franklin —828 (yr: 2019)
- Solar St. & W Division St NW —3, 400 (yr: 2020)
- Genant Dr. & W Division NW—4,325 (yr: 2022)

Source: CoStar

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**1,351.8 SQ FT SPACE IN FRANKLIN SQUARE  
CUSTOMIZE TO YOUR NEEDS!**

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