

119 Simon Drive

Syracuse, New York 13224

Retail space available for lease in the same complex as Lowe's, Golden Corral Buffet & Grill and Broadview Federal Credit Union. Excellent access to I-690 and the Erie Boulevard retail corridor.

Available Spaces:

- Tenant 2: 1,767 SF
- Tenant 3: 3,350 SF

Total Building Size: 8,739 SF

Lot Size: 1.3 acres

Property Highlights:

- + Up to 5,117 SF retail space available for lease (1,767 SF and 3,350 SF contiguous)
Co-tenant: Melting Pot Dispensary
- + Neighboring Tenants of Interest:
 - Lowe's
 - Price Chopper
 - Golden Corral
 - Broadview Federal Credit Union
 - Melting Pot Dispensary
- + Approximately 0.2 miles from eastbound ramps for I-690
- + Annual Average Daily Traffic: 68,310 on I-690 and 17,035 on Midler Ave.
- + Less than .25 miles to Erie Blvd. E. retail corridor & high volume Price Chopper location
- + Space will be provided in shell condition
- + Ample convenient parking

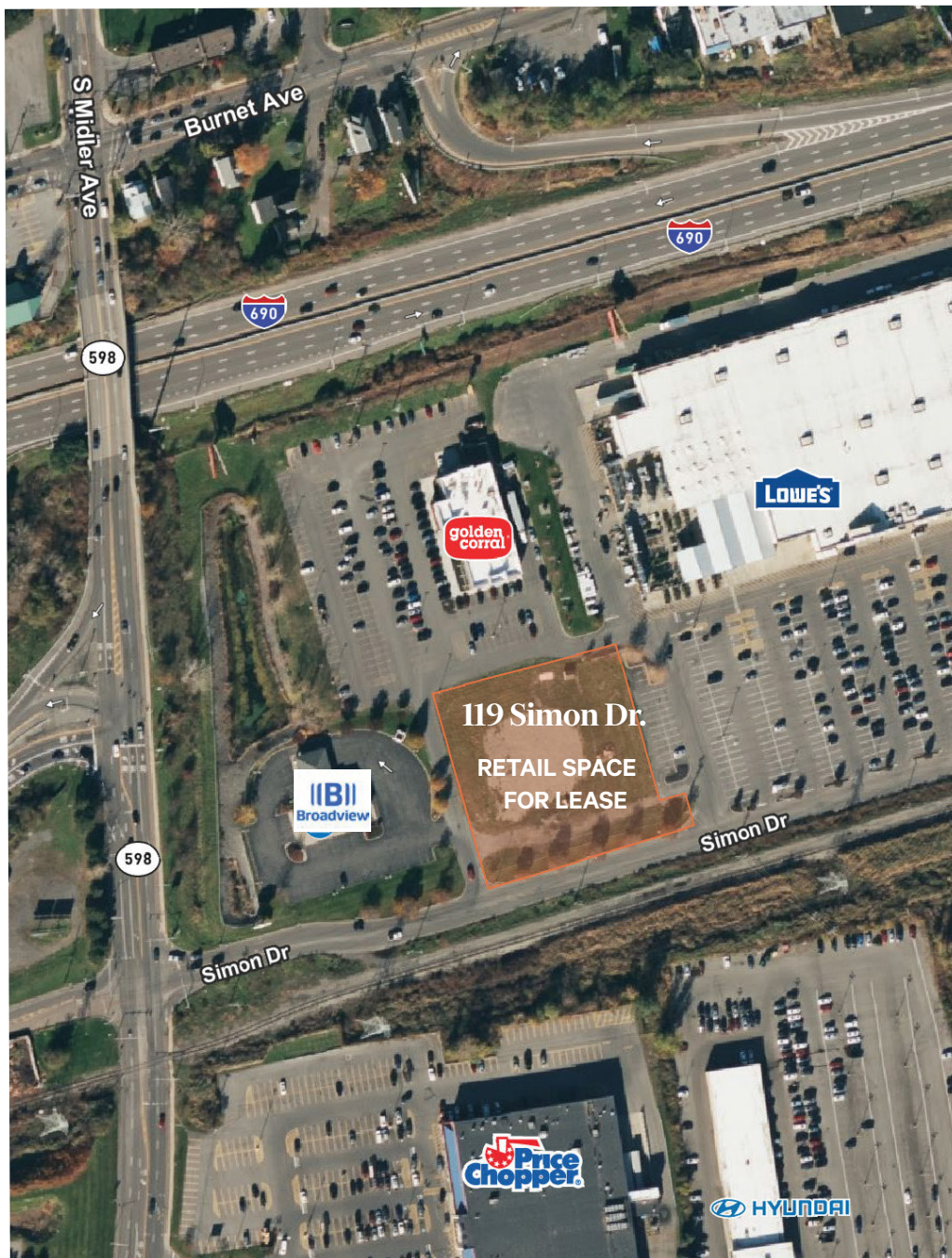


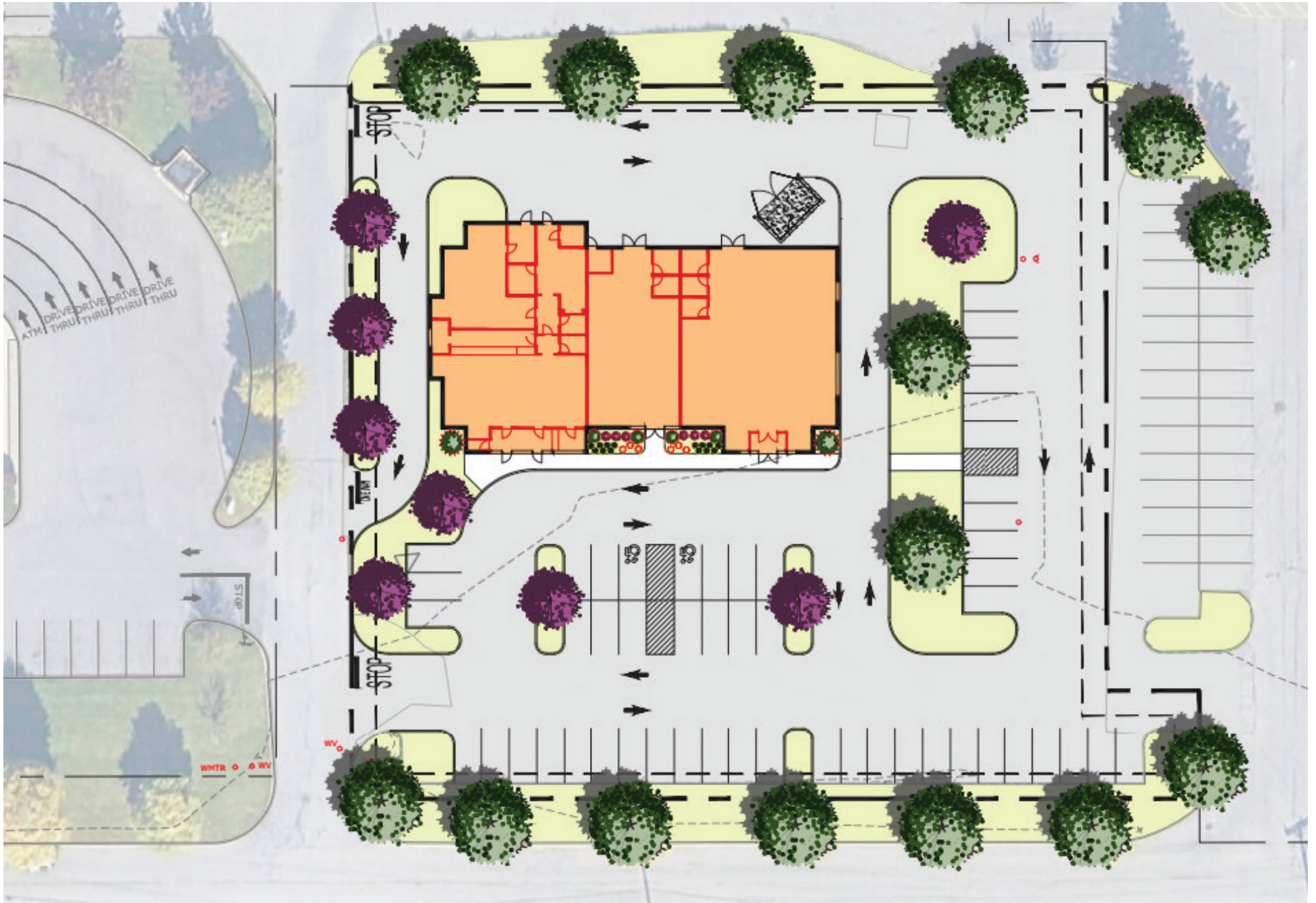
Renderings are subject to change.

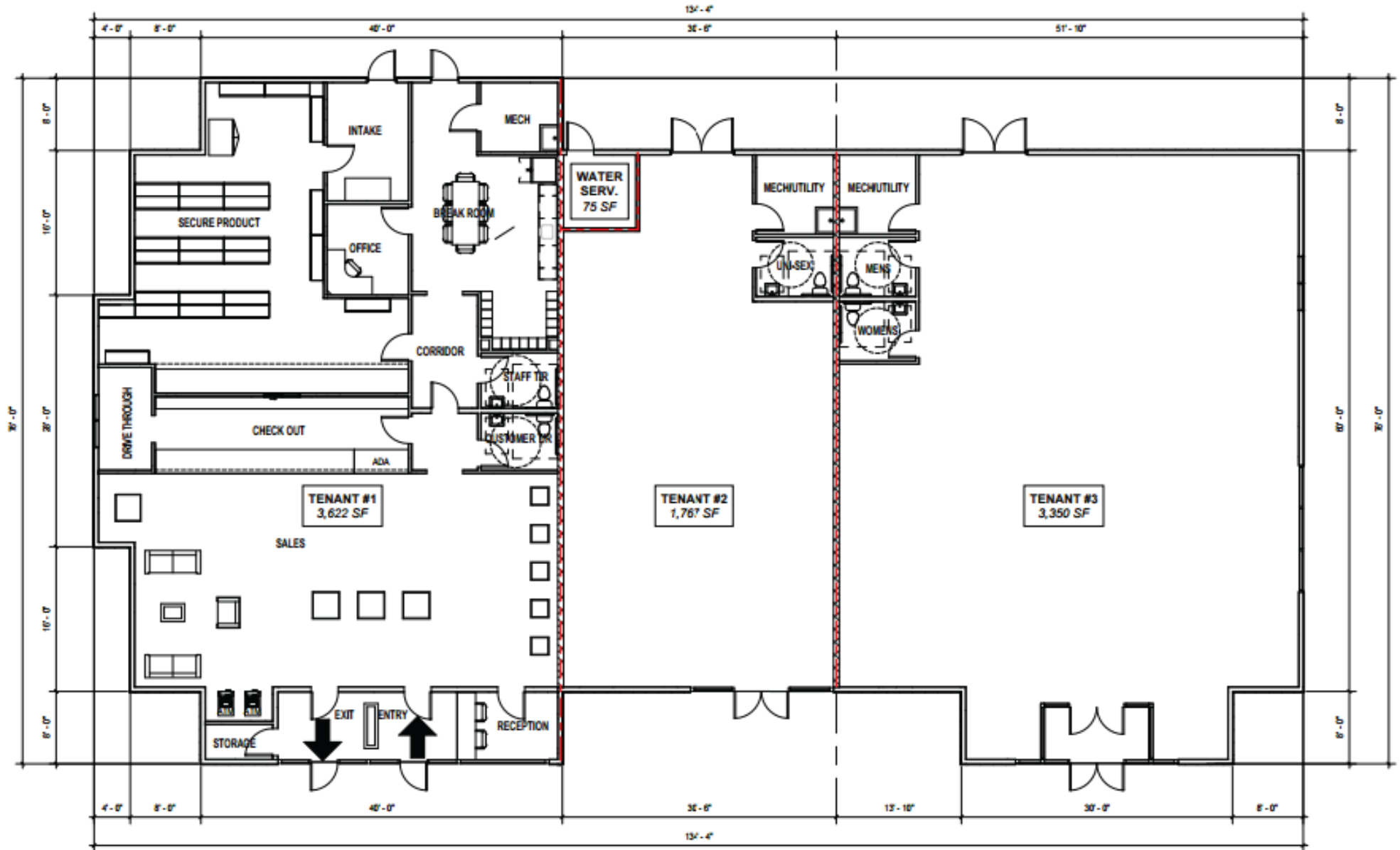
Area Demographics	0.5 mi.	1 mi.	3 mi.	5 mi.
Total Population	2,893	17,391	116,204	207,274
Avg. Household Income	\$66,612	\$66,340	\$71,408	\$74,766

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Aerial Map

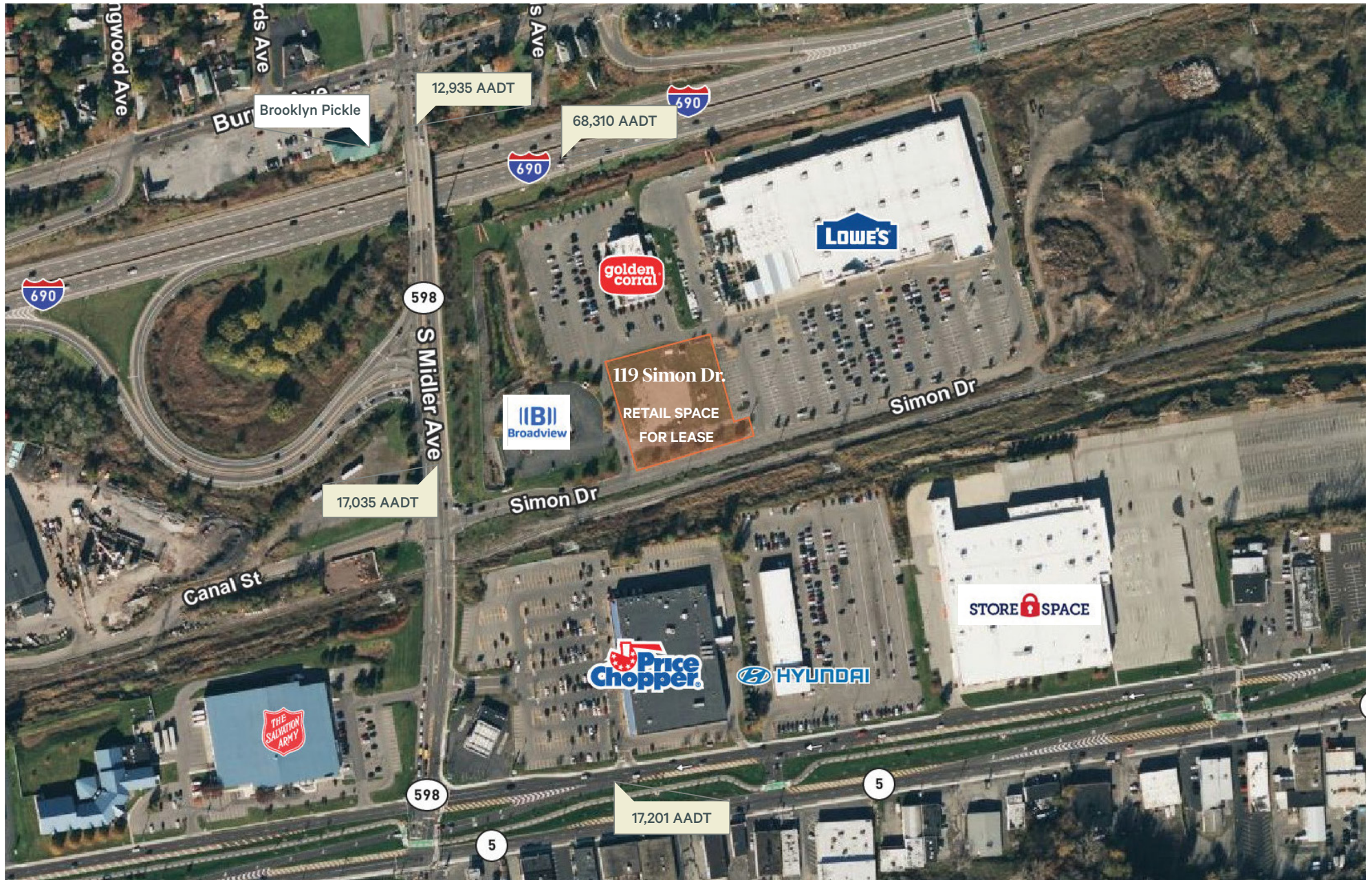


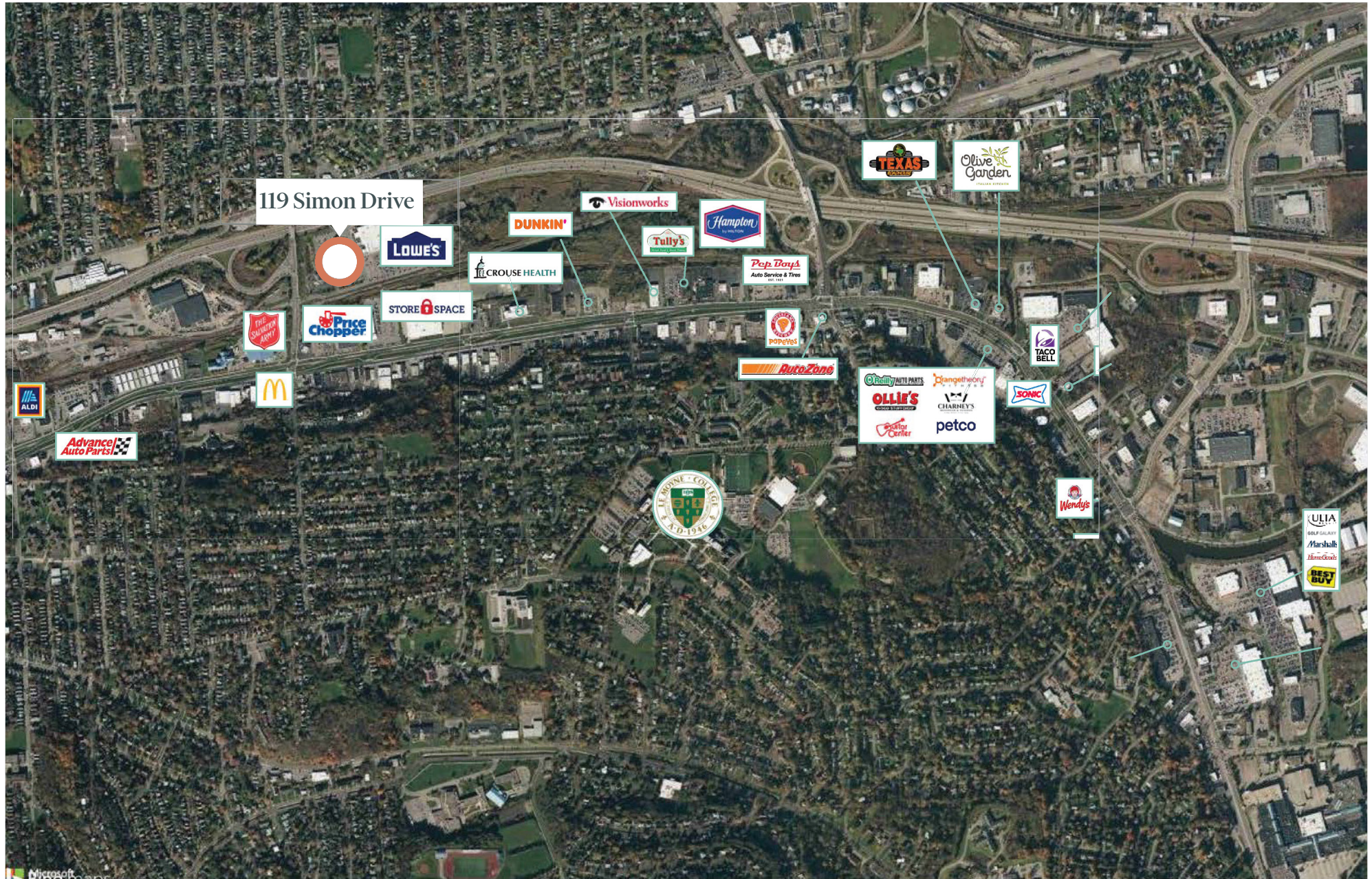


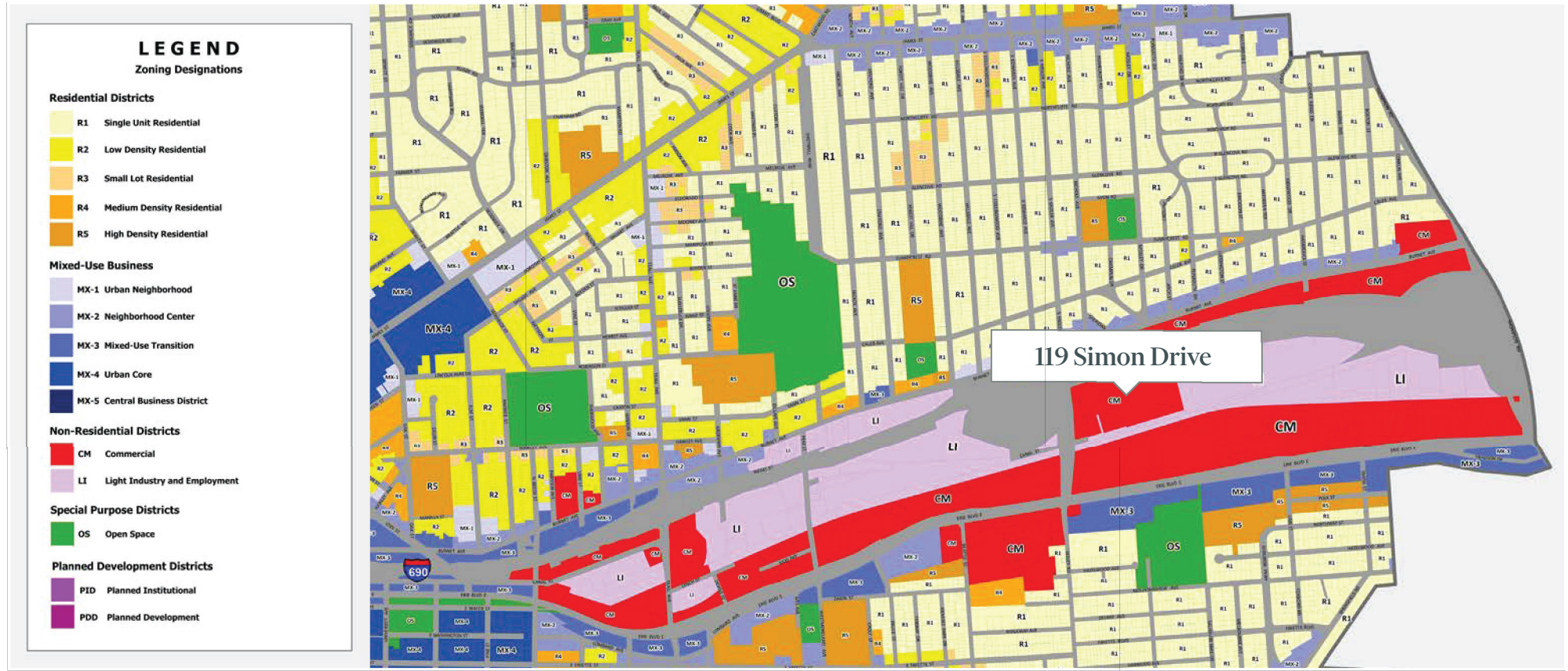


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Retail Space | For Lease







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