



RETAIL PROPERTY FOR LEASE

# 2800 Square Foot Retail / Flex Building

6401 Thompson Road, Syracuse, NY 13206

6391 Thompson Road, Suite 101, Syracuse, NY 13206 • 315.928.1500 • [bridgewaycr.com](http://bridgewaycr.com)



# Property Summary



## PROPERTY DESCRIPTION

This 2,816+/- square foot property is currently an auto service center and features four overhead doors, a retail showroom and open flex space. This building can be built out to accommodate an office or retail user. Centrally located with easy highway access, this space is perfectly positioned to attract a high-traffic count of 30,000+/- vehicles. Ideal for a businesses seeking a prime location, this property offers the perfect combination of functionality and visibility for your enterprise.

## PROPERTY HIGHLIGHTS

- 2,816+/- Square Feet
- Four Overhead Doors
- Retail Showroom
- Large Open Bay Area
- Easily Converted For Other Uses Zoned Industrial
- Centrally Located with Easy Highway Access
- Includes a Large Outdoor Storage Container
- 30,000+/- Traffic Count

### DEMOGRAPHICS

	3 MILES	5 MILES	10 MILES
Total Households	28,790	73,245	156,266
Total Population	67,143	179,080	379,217
Average HH Income	\$77,032	\$79,414	\$94,056

### OFFERING SUMMARY

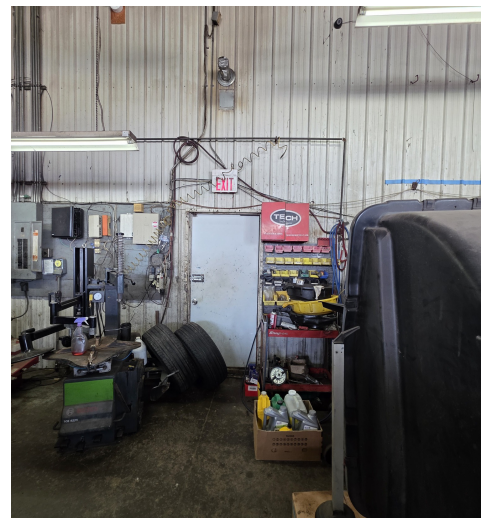
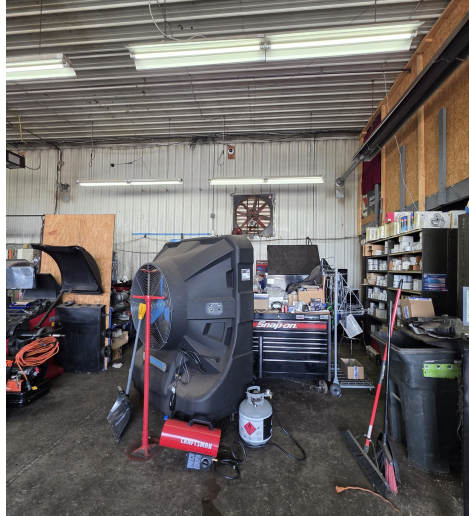
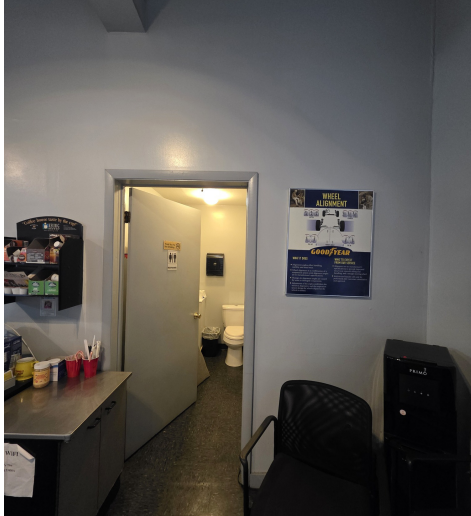
Lease Rate:	\$4,500 per month (NNN)
Building Size:	2,816 SF



# Aerial View & Showroom Pictures



# Interior Photos



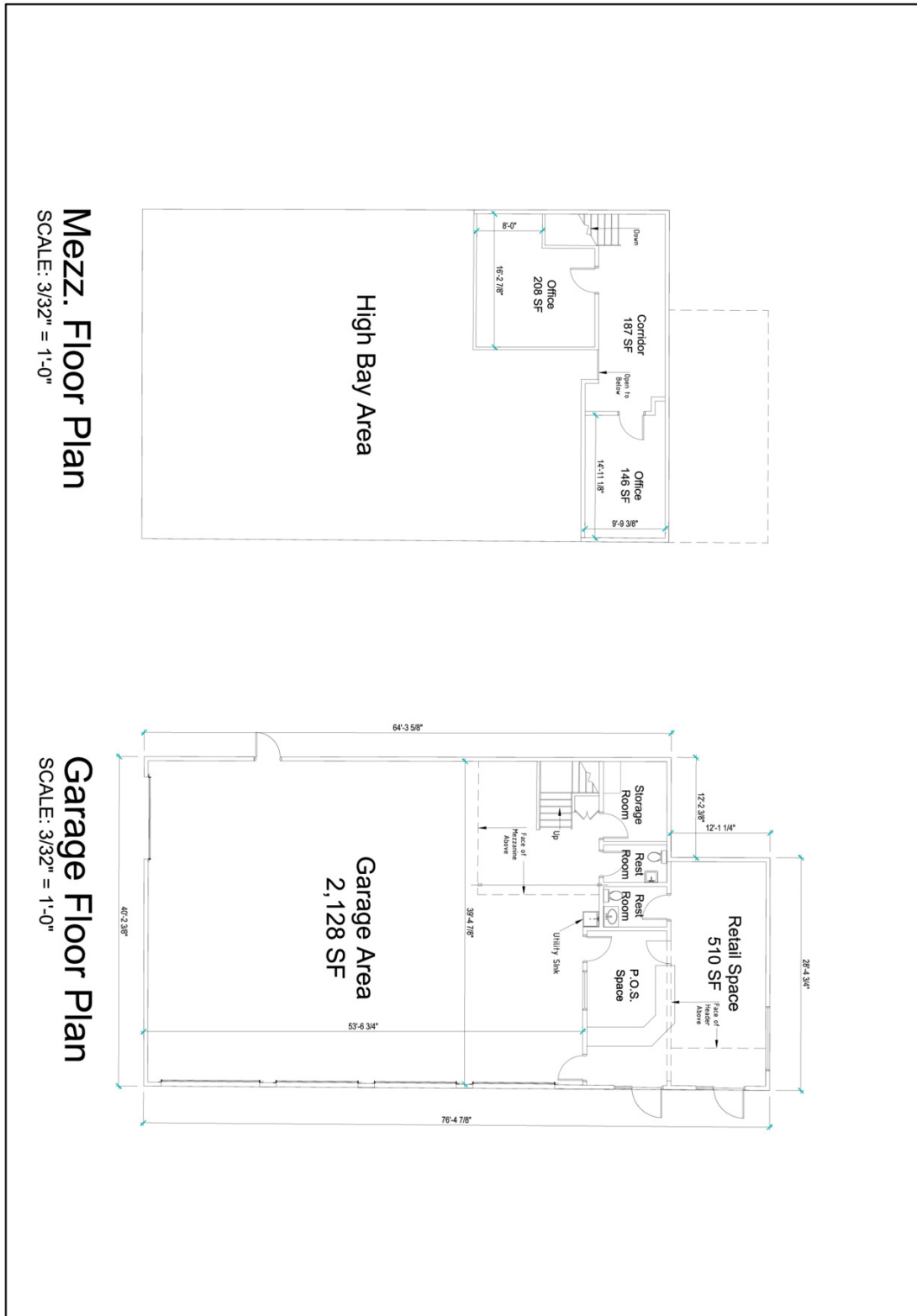
# Additional Photos



# Retailer Map



# Floor Plan

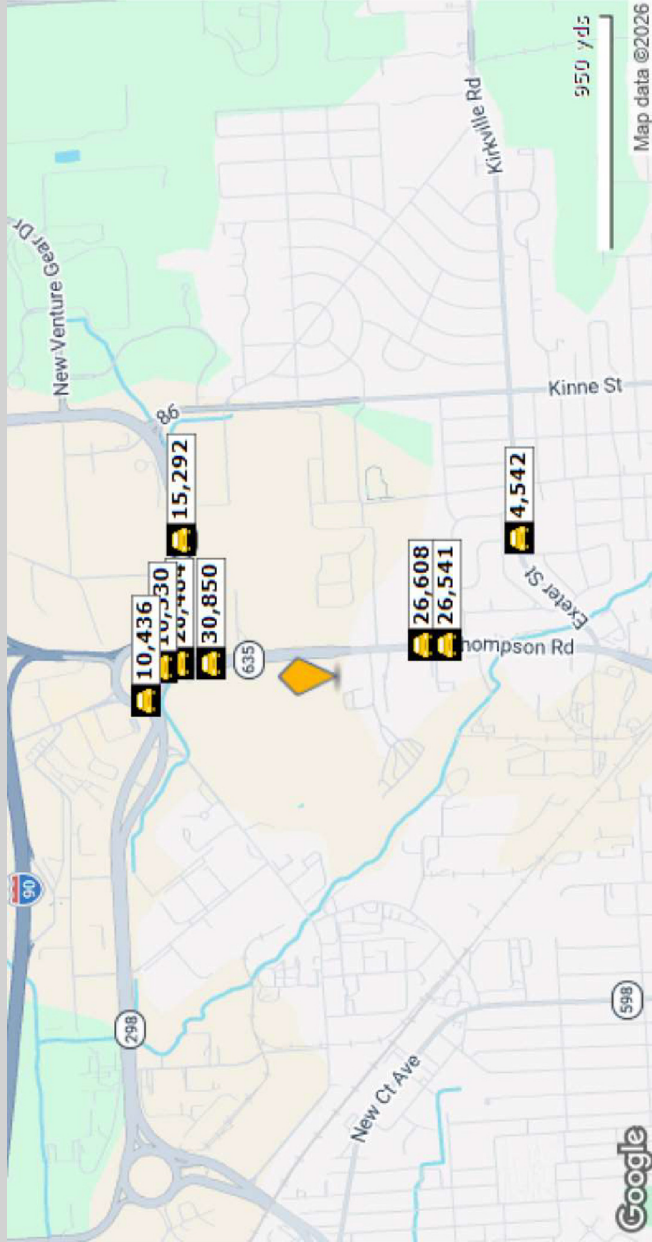


# Traffic Summary

## Count Report

6401 Thompson Rd, Syracuse, NY 13206

Type: **General Retail**  
 Category: **Auto Repair**  
 GLA: **3,076 SF**  
 Year Built: **1986**  
 Total Available: **0 SF**  
 % Leased: **100%**  
 Rent/SF/Yr: **-**



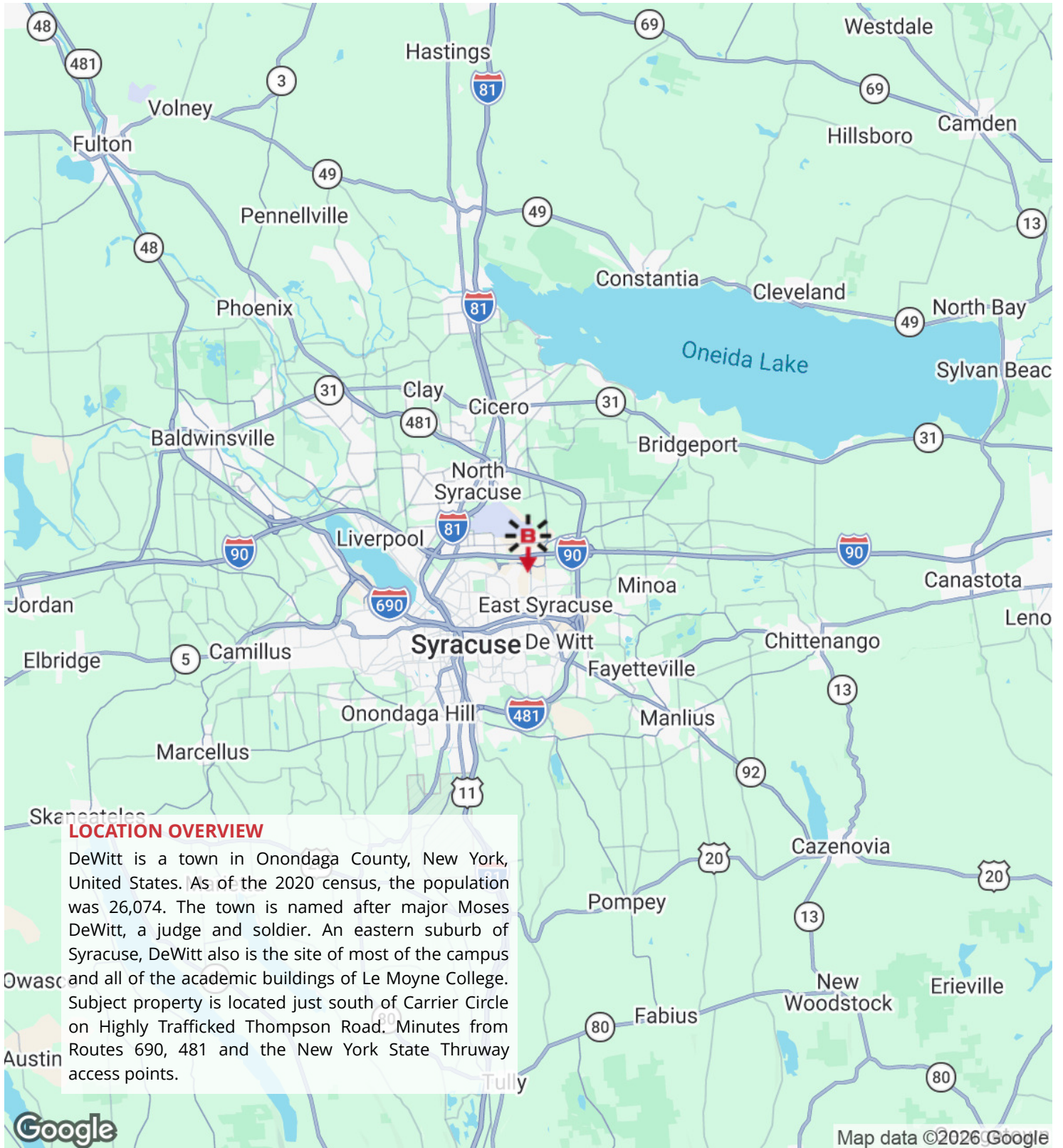
Street	Cross Street	Cross Str Dist	Count Year	Avg Daily Volume	Volume Type	Miles from Subject Prop
1 Thompson Road	Grover St	0.05 S	2021	26,608	AADT	.20
2 Thompson Rd	Grover St	0.05 S	2024	26,541	MPSI	.25
3 Thompson Rd	Carrier Cir	0.12 N	2025	30,850	MPSI	.31
4 Thompson Road		0.00	2025	28,484	MPSI	.39
5 Carrier Circle	Hwy 298	0.02 N	2025	10,474	MPSI	.42
6 Carrier Cir	Hwy 298	0.02 N	2023	10,530	MPSI	.42
7 Carrier Cir	Hwy 298	0.02 N	2022	10,436	MPSI	.46
8 Carrier Parkway	Telergy Pkwy	0.08 W	2025	15,489	MPSI	.50
9 Carrier Pkwy	Telergy Pkwy	0.08 W	2023	15,292	MPSI	.50
10 Exeter Street	Wyncrest Dr	0.04 NW	2025	4,542	MPSI	.53

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5/14/2026



# Location Map

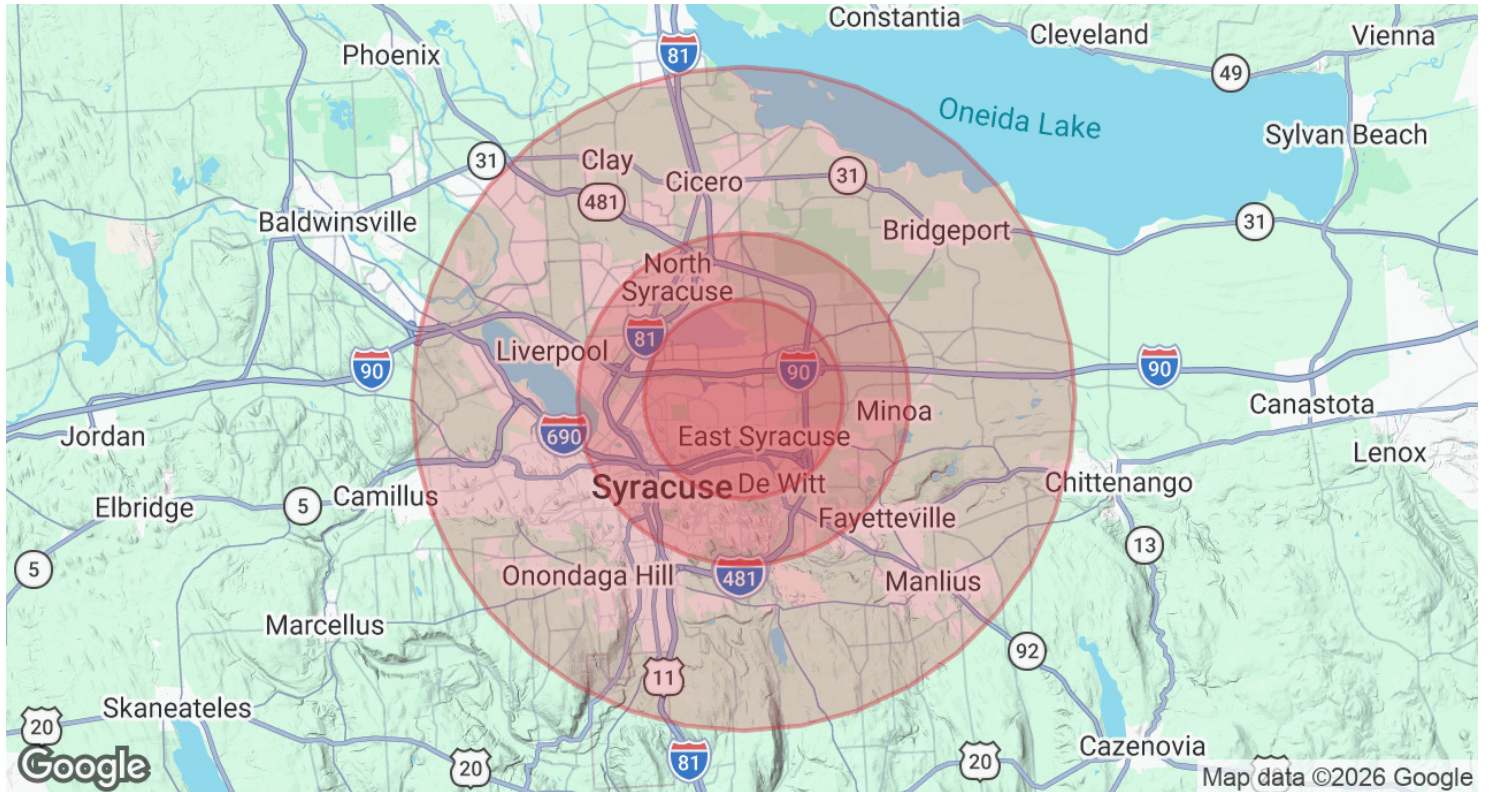


## LOCATION OVERVIEW

DeWitt is a town in Onondaga County, New York, United States. As of the 2020 census, the population was 26,074. The town is named after major Moses DeWitt, a judge and soldier. An eastern suburb of Syracuse, DeWitt also is the site of most of the campus and all of the academic buildings of Le Moyne College. Subject property is located just south of Carrier Circle on Highly Trafficked Thompson Road. Minutes from Routes 690, 481 and the New York State Thruway access points.



# Demographics Map & Report



<b>POPULATION</b>	<b>3 MILES</b>	<b>5 MILES</b>	<b>10 MILES</b>
Total Population	67,143	179,080	379,217
Average Age	39.8	37.7	39.9
Average Age (Male)	38.1	36.0	38.4
Average Age (Female)	41.2	39.0	41.2
<b>HOUSEHOLDS &amp; INCOME</b>	<b>3 MILES</b>	<b>5 MILES</b>	<b>10 MILES</b>
Total Households	28,790	73,245	156,266
# of Persons per HH	2.3	2.4	2.4
Average HH Income	\$77,032	\$79,414	\$94,056
Average House Value	\$149,258	\$173,915	\$206,185

2023 American Community Survey (ACS)

