

MULTI FUNCTIONAL PROPERTY

6,670± SF + 1,600± SF Pavilion Situated on 5.0± Acres (Subdivision Possible)
Property Highlights

- Only four miles from the heart of Syracuse
- Strong demographics and traffic counts
- Building(s) constructed 2013/2014 with high end build-out with top notch finishes
- Main building can be subdivided or the whole is available
- Alternate uses: professional offices, medical, service, showroom, etc.
- Located on generous lot with ample room to expand
- (2) 1.0± acre lots, adjacent to building available for sale separately
- Easy access to I-481, Carrier Circle, I-90 (NYS Thruway)
- Steady growth corridor
- Office parks, hotels, high tech and industrial businesses nearby
- **Class A property, ideal opportunity to create a professional office campus in a great park-like setting**

Demographic	3 Miles	5 Miles	10 Miles
Population	22,258	132,400	373,220
Households	10,266	56,107	151,589
Average Income	\$64,451	\$66,750	\$78,128
Daytime Employees	34,759	91,506	244,878
Source: ESRI Business Analyst 2020			

Traffic Counts	
Collamer Road	6,984 AADT
Northern Boulevard	16,604 AADT
Source: NYS DOT 2019	

For more information, please contact:

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Property is comprised of:

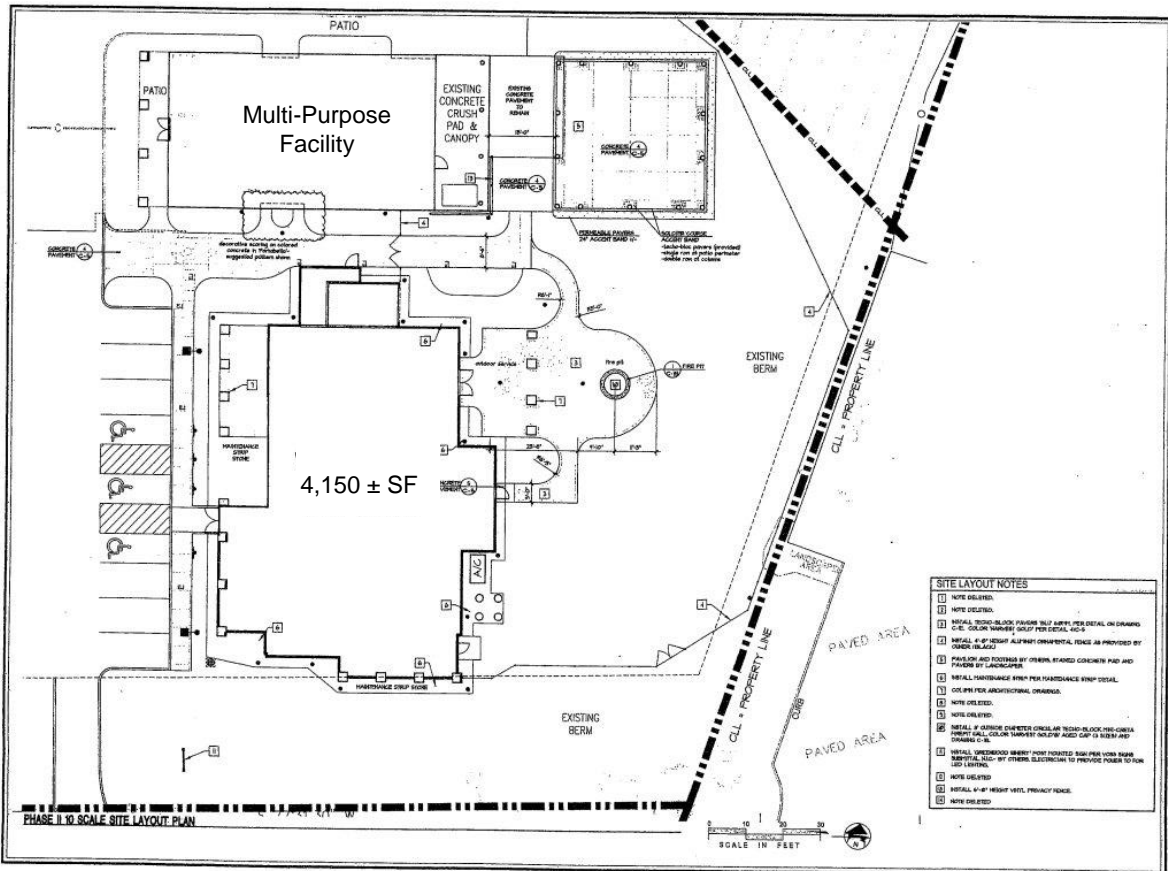
- 4,150± SF main building, office, service, etc.
- 2,520± SF event room and showroom
- 1,600± SF pavilion and beautiful outdoor area
- Vineyard (available separately)
- Multiple parking areas
- Expansion area

Prominent Nearby Businesses

- Carrier Corporation
- Bristol
- PPC
- UPS
- Aspen Dental
- Spectrum Cable
- Courtyard by Marriott
- Ramada by Wyndom
- Hampton Inn & Suites
- Alexander & Catalano
- Sleep Inn & Suites
- Barbagallos
- Bull and Bear Roadhouse
- Pioneer Business Park
- Brittonfield Office Park
- Collamer Crossing
- Sports Center 481









FOR SALE OR LEASE
6475 Collamer Road
 East Syracuse, New York 13057

