

Retail Opportunity

For Sale

Asking Price:

\$325,000

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2239 Downer Street Baldwinsville, NY 13027

Retail Space For Sale | Former Restaurant

Property details

- 1,950 SF building
- Sits on 0.40-acre lot
- Zoning is GB, General Business
- Located in Onondaga County
- Pad site to River Mall Plaza
- Anchored by Tops Friendly Market and Bargain Outlet

Nearby retailers



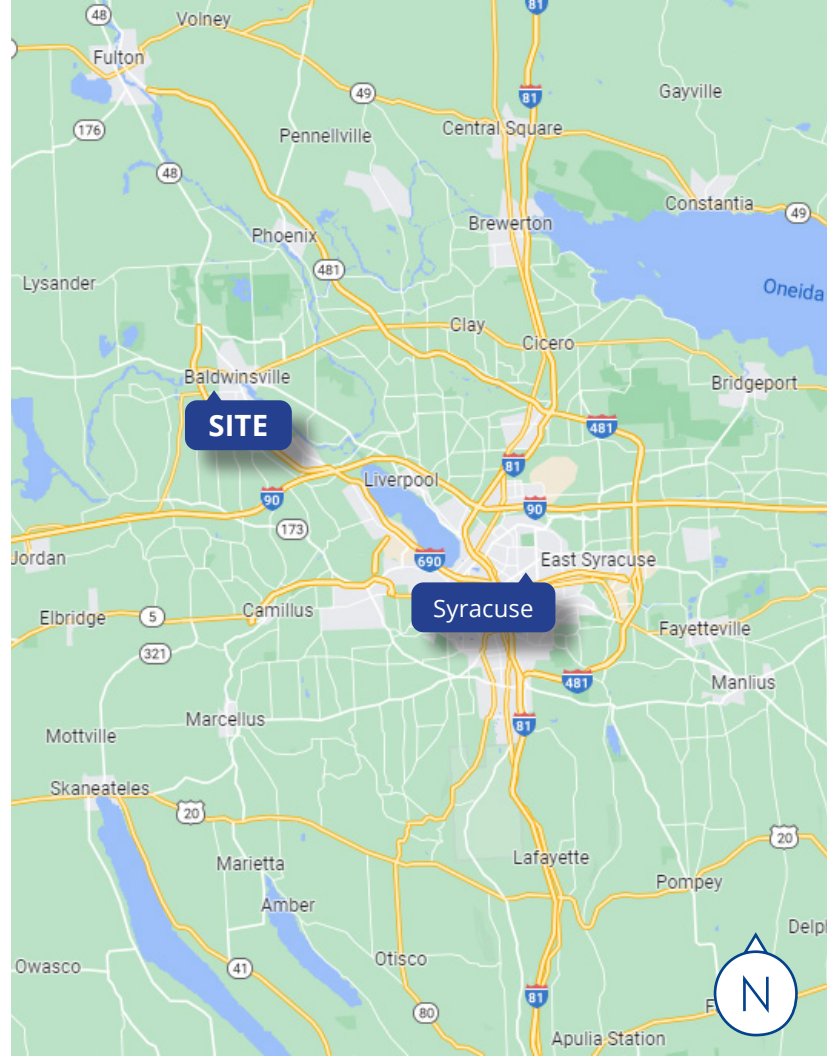
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Retail For Sale

2239 Downer St., Baldwinsville, NY 13027

Area highlights

- Located within the Syracuse MSA (14 miles from downtown Syracuse via I-690)
- Approximately 16,560 vehicles per day on Downer St.
- Directly across from Dunkin' Donuts and McDonald's
- Listing in cooperation with Carole Iseneker, Pavia Real Estate Services, NY Licensee



Demographic Summary Report

2239 Downer St Rd, Baldwinsville, New York, 13027
1,3,5 mile radius rings

Prepared by Colliers
Latitude: 43.151550
Longitude: -76.351974

	1 mile radius	3 mile radius	5 mile radius
Population Summary			
2000 Total Population	3,133	16,456	31,111
2010 Total Population	3,621	17,417	33,601
2021 Total Population	4,114	18,119	34,841
2021 Group Quarters	126	143	152
2026 Total Population	4,177	18,080	34,795
2021-2026 Annual Rate (CAGR)	0.30%	-0.04%	-0.03%
2000 to 2010 Population Change	15.6%	5.8%	8.0%
2000 to 2021 Population Change	31.3%	10.1%	12.0%
2010 to 2026 Population Change	15.4%	3.8%	3.6%
2021 to 2026 Population Change	1.5%	-0.2%	-0.1%
2021 Total Daytime Population	3,622	16,142	30,646
Workers	1,264	7,064	13,154
Residents	2,358	9,078	17,492
2021 Workers % of Daytime Population	34.9%	43.8%	42.9%
2021 Residents % of Daytime Population	65.1%	56.2%	57.1%
Household Summary			
2000 Households	1,325	6,584	12,143
2010 Households	1,612	7,219	13,707
2021 Households	1,901	7,701	14,535
2021 Average Household Size	2.10	2.33	2.39
2026 Households	1,946	7,731	14,598
2021-2026 Annual Rate	0.47%	0.08%	0.09%
2000 to 2010 Household Change	21.7%	9.6%	12.9%
2000 to 2021 Household Change	43.5%	17.0%	19.7%
2010 to 2026 Household Change	20.7%	7.1%	6.5%
2021 to 2026 Household Change	2.4%	0.4%	0.4%
2010 Families	942	4,684	9,220
2021 Families	1,075	4,896	9,602
2026 Families	1,092	4,891	9,603
2021-2026 Annual Rate	0.31%	-0.02%	0.00%
Housing Unit Summary			
2021 Housing Units	2,039	8,145	15,333
Owner Occupied Housing Units	52.1%	68.3%	73.2%
Renter Occupied Housing Units	47.8%	31.7%	26.8%
Vacant Housing Units	6.8%	5.5%	5.2%
Owner Occupied Median Home Value			
2021 Median Home Value	\$165,045	\$166,572	\$178,462
2026 Median Home Value	\$173,556	\$174,425	\$188,896
Income			
2021 Per Capita Income	\$33,744	\$37,480	\$38,659
2021 Median Household Income	\$57,743	\$70,805	\$75,004
2021 Average Household Income	\$73,487	\$88,349	\$92,831
Household Income Base	1,901	7,701	14,535
<\$15,000	10.7%	6.4%	7.1%
\$15,000 - \$24,999	11.1%	6.8%	5.8%
\$25,000 - \$34,999	5.1%	7.8%	7.2%
\$35,000 - \$49,999	17.0%	14.1%	12.0%
\$50,000 - \$74,999	15.8%	17.1%	17.8%
\$75,000 - \$99,999	15.4%	16.1%	15.6%
\$100,000 - \$149,999	16.9%	18.9%	19.9%
\$150,000 - \$199,999	5.2%	7.3%	7.7%
\$200,000+	3.0%	5.7%	6.8%



Information About Brokerage Services

11-2-2015

Texas law requires all real estate license holders to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.

TYPES OF REAL ESTATE LICENSE HOLDERS:

- **A BROKER** is responsible for all brokerage activities, including acts performed by sales agents sponsored by the broker.
- **A SALES AGENT** must be sponsored by a broker and works with clients on behalf of the broker.

A BROKER'S MINIMUM DUTIES REQUIRED BY LAW (A client is the person or party that the broker represents):

- Put the interests of the client above all others, including the broker's own interests;
- Inform the client of any material information about the property or transaction received by the broker;
- Answer the client's questions and present any offer to or counter-offer from the client; and
- Treat all parties to a real estate transaction honestly and fairly.

A LICENSE HOLDER CAN REPRESENT A PARTY IN A REAL ESTATE TRANSACTION:

AS AGENT FOR OWNER (SELLER/LANDLORD): The broker becomes the property owner's agent through an agreement with the owner, usually in a written listing to sell or property management agreement. An owner's agent must perform the broker's minimum duties above and must inform the owner of any material information about the property or transaction known by the agent, including information disclosed to the agent or subagent by the buyer or buyer's agent.

AS AGENT FOR BUYER/TENANT: The broker becomes the buyer/tenant's agent by agreeing to represent the buyer, usually through a written representation agreement. A buyer's agent must perform the broker's minimum duties above and must inform the buyer of any material information about the property or transaction known by the agent, including information disclosed to the agent by the seller or seller's agent.

AS AGENT FOR BOTH - INTERMEDIARY: To act as an intermediary between the parties the broker must first obtain the written agreement of *each party* to the transaction. The written agreement must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. A broker who acts as an intermediary:

- Must treat all parties to the transaction impartially and fairly;
- May, with the parties' written consent, appoint a different license holder associated with the broker to each party (owner and buyer) to communicate with, provide opinions and advice to, and carry out the instructions of each party to the transaction.
- Must not, unless specifically authorized in writing to do so by the party, disclose:
 - that the owner will accept a price less than the written asking price;
 - that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - any confidential information or any other information that a party specifically instructs the broker in writing not to disclose, unless required to do so by law.

AS SUBAGENT: A license holder acts as a subagent when aiding a buyer in a transaction without an agreement to represent the buyer. A subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first.

TO AVOID DISPUTES, ALL AGREEMENTS BETWEEN YOU AND A BROKER SHOULD BE IN WRITING AND CLEARLY ESTABLISH:

- The broker's duties and responsibilities to you, and your obligations under the representation agreement.
- Who will pay the broker for services provided to you, when payment will be made and how the payment will be calculated.

LICENSE HOLDER CONTACT INFORMATION: This notice is being provided for information purposes. It does not create an obligation for you to use the broker's services. Please acknowledge receipt of this notice below and retain a copy for your records.

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