

FOR LEASE

Northern Lights Plaza

Syracuse, New York 13212

HIGHLY VISIBLE, EASILY ACCESSIBLE!



Northern Lights Plaza – Great Spaces Available

Property Highlights

- Excellent location just off I-81 on Brewerton Road (Route 11)
- Highly visible from I-81 and Route 11
- Join long term tenants Christmas Tree Shops, Olum's, Party City, Petco and an Army Recruiting Office
- Up to 22,790± SF contiguous square feet available with prominent signage on Route 11
- 5,356± SF endcap space also available
- Spaces can be demised to as little as 1,524± SF
- Currently zoned C-3, Planned Commercial District which allows for office use
- Plenty of free, onsite parking available
- Façade recently updated as well as a new roof on 22,790± SF space in 2016
- Situated on Centro Bus Line
- Easily accessible from I-81 and Route 11
- Within minutes to I-90, Taft Road and Hancock International Airport
- Many amenities nearby including quick service restaurants, banks, auto repair, shopping and other personal services
- Excellent opportunity for professional or medical office



For more information, please contact:

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Demographic

	1 Mile	3 Miles	5 Miles
Population	6,794	65,819	178,852
Households	2,880	28,782	76,188
Average Income	\$65,639	\$68,798	\$64,392
Daytime Employees	5,347	45,723	169,690

Source: ESRI Business Analyst 2020

Traffic Counts

US Route 11	27,780 AADT
I-81	101,992 AADT
South Bay Road/Ramp to I-81	14,960 AADT

Source: NYS DOT 2016

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Tenant Key		
1A	Available	5,356
1B	Army Recruiting Office	4,755
1C	Available	20,100
1D	Available	1,524
1E	Syracuse Hemporium	1,166
1F	Nationwide Insurance	1,825

