



1,240± SF of Inline Retail Space

Property Highlights

- 1,240± SF inline space available (Suite 9)
- Attractive neighborhood center near high traffic signalized intersection
- Access to two streets – Enders Rd and Cazenovia Rd
- Neighbors sharing curb cuts include Walgreens, NBT Bank, and Circle K
- Successful tenants: Supercuts, The Wine House, Modern Nails, Impact Martial Arts, Suburban Tails, Salt City Bread and Gabrielle’s Ice Cream & Chocolates
- Surrounded by upper income neighborhood
- Built in 2006, in great condition
- Ownership opportunity available

Demographic	1 Mile	3 Miles	5 Miles
Population	5,301	16,695	29,566
Households	1,986	6,463	11,922
Average Income	\$182,324	\$168,989	\$163,370
Daytime Employees	1,048	5,157	11,499
<i>Source: ESRI Business Analyst 2022</i>			

Traffic Counts	
Cazenovia Road	10,291 AADT
Enders Road	3,588 AADT
<i>Source: NYS DOT 2019</i>	

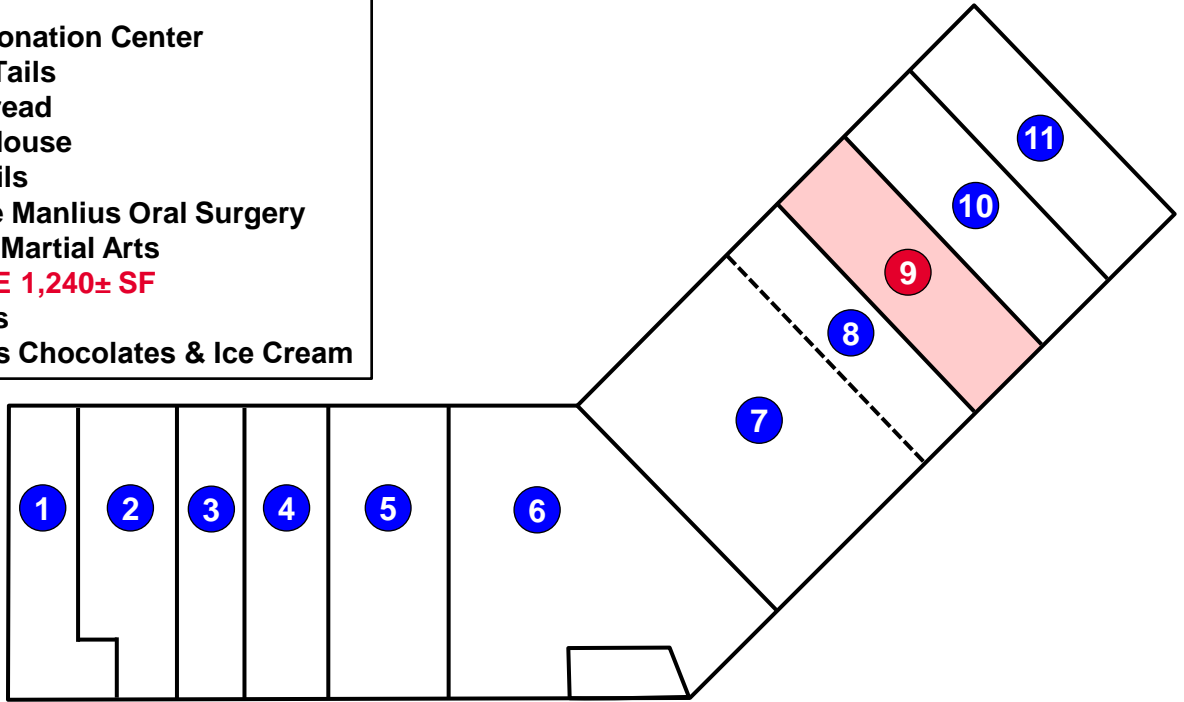
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Tenant Key

- 1 – Goodwill Donation Center
- 2 – Suburban Tails
- 3 – Salt City Bread
- 4 – The Wine House
- 5 – Modern Nails
- 6 – Fayetteville Manlius Oral Surgery
- 7 & 8 – Impact Martial Arts
- 9 – **AVAILABLE 1,240± SF**
- 10 – SuperCuts
- 11 – Gabrielle’s Chocolates & Ice Cream



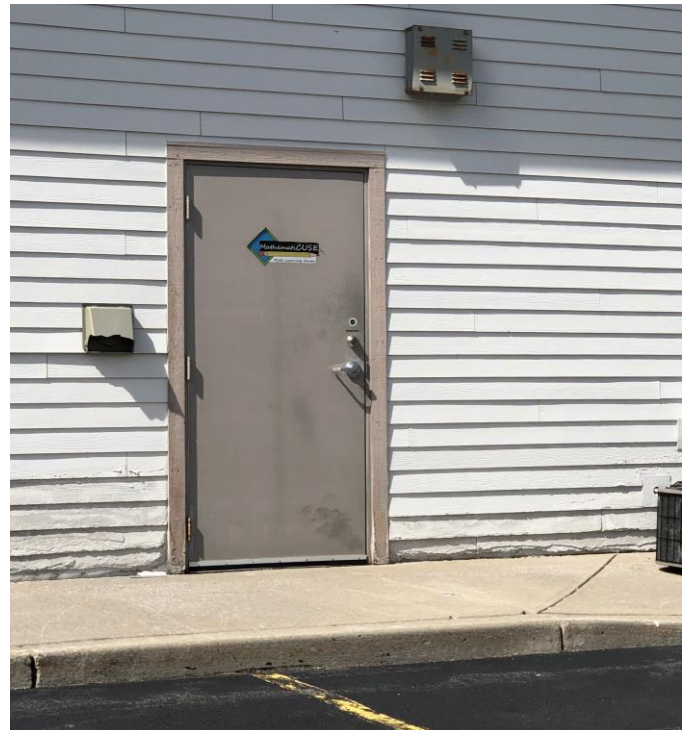
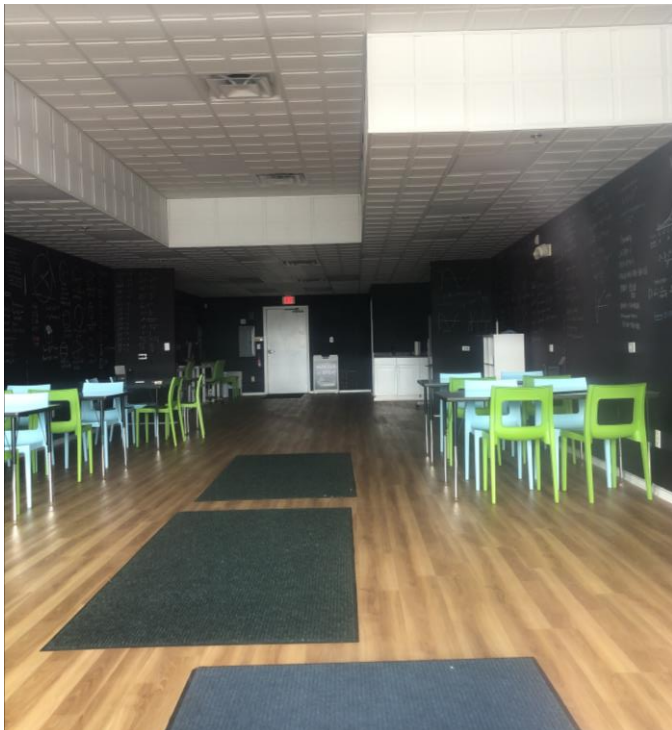
Approximate lot lines subject to verification of survey.

FOR LEASE

8240 Cazenovia Road

Manlius, New York 13104

Suite 9 – 1,240± SF





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