



HIGHLY VISIBLE DEVELOPMENT SITE AT MATTYDALE PLAZA

1 to 4± Acres Available for Development

Property Highlights

- Highly visible development site on I-81 between the Syracuse Airport and Destiny USA
- 1 to 4 acres available on new tax parcel
- Perfect for any single store retail/big box/sit down restaurant or quick serve restaurant with drive thru
- Total traffic counts on I-81 & Rt. 11 over 140,000 AADT
- Highly populated area, great demographics

- Tenants include Dollar Tree, Continental Beauty School, Zebbs, Cosmo Prof and Dunn Tire
- Directly visible from both directions of I-81, immediate access off Exit 26
- Less than one mile from the airport and NYS Thruway (I-90); two miles from Destiny USA
- Owners will sell, lease or build to suit
- **Former cinema has been demolished and removed from the site!!!**

Demographic	1 Mile	3 Miles	5 Miles
Population	9,460	74,452	191,210
Households	3,982	32,217	80,120
Average Income	\$66,678	\$63,426	\$61,109
Daytime Employees	6,676	53,781	186,798
Source: ESRI Business Analyst 2019			

Traffic Counts	
Brewerton Road	27,780 AADT
I-81	101,992 AADT
Source: NYS DOT 2016	

Our New Address as of September 2020:
5845 Widewaters Pkwy, Suite 200
East Syracuse, New York 13057

Our Current Address:
5786 Widewaters Pkwy, P.O. Box 3
Syracuse, New York 13214
phone: +1 315 445 1030

For more information, please contact:

William P. Evertz
Real Estate Salesperson
315.445.8528
wevertz@pyramidbrokerage.com

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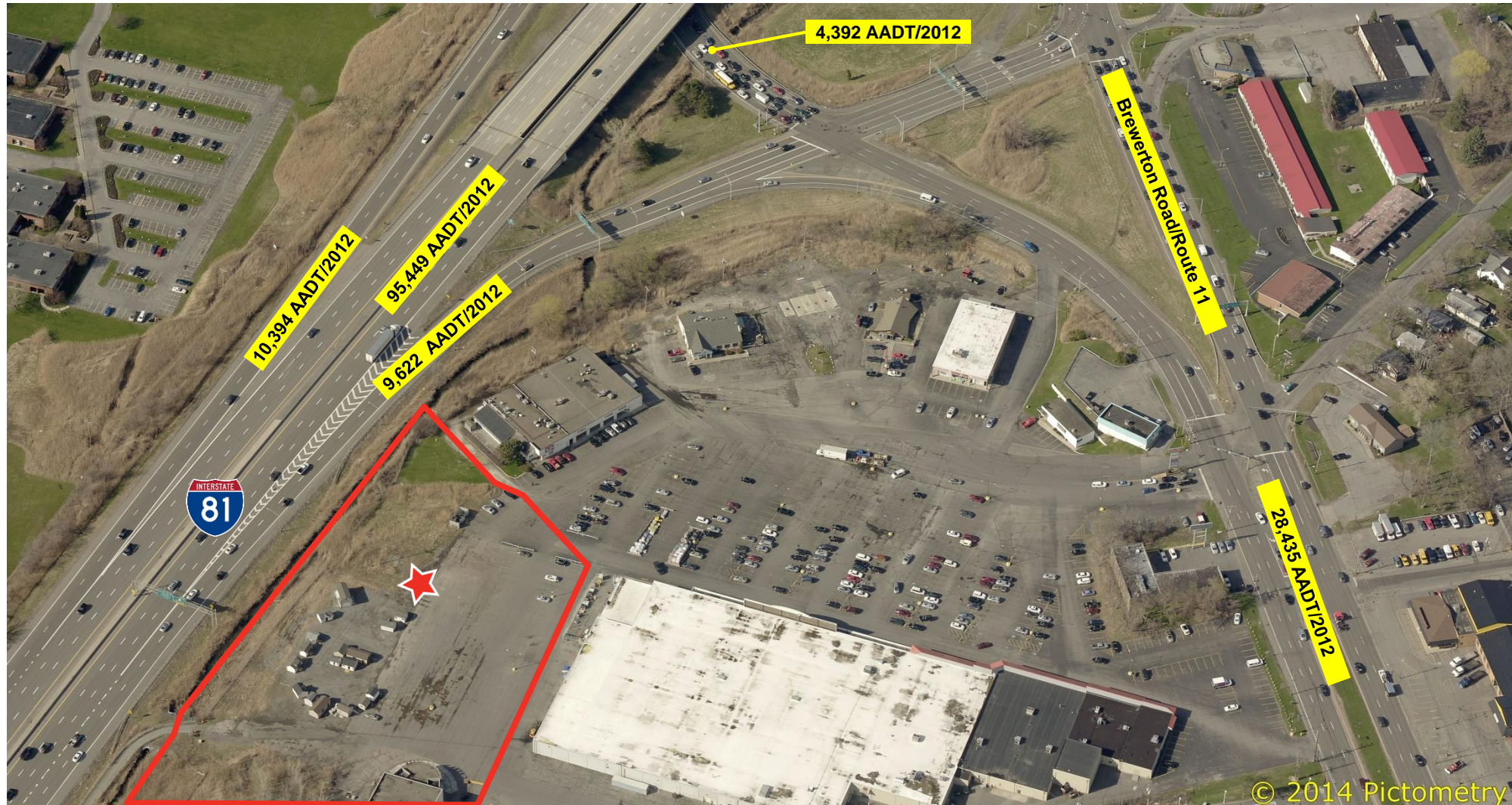
FOR SALE OR LEASE

2803 Brewerton Road – Pad Site
Syracuse, New York 13211



Former Cinema has been demolished leaving a great site for any big box retailer!!!

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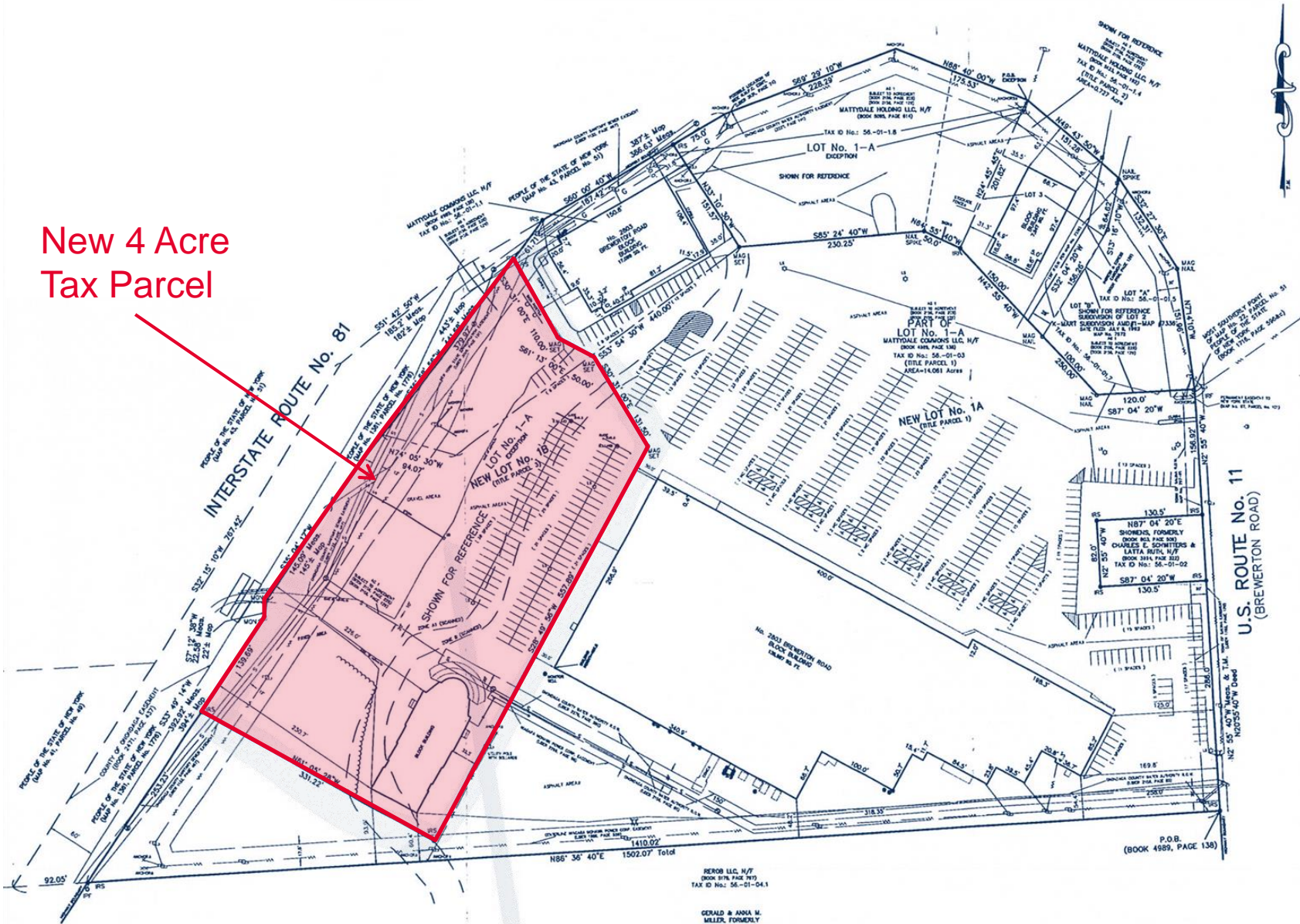


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New 4 Acre
Tax Parcel



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Mattydale plaza

