


HIGHLY VISIBLE LOCATION

1,100± SF Office/Retail Space

Property Highlights

- Ample free parking, lot re-paved in 2021
- Exceptional visibility from South Bay Road
- Co-tenants include Edward Jones, a chiropractic office, and an acupuncture practice
- Located on busy Route 11/South Bay Road retail corridor
- Minutes away from I-81 on/off ramps
- \$1,400 per month plus utilities

Demographic	1 Mile	3 Miles	5 Miles
Population	8,565	51,508	146,908
Households	3,907	22,059	63,329
Average Income	\$69,809	\$87,013	\$79,050
Daytime Employees	5,311	33,053	84,245

Source: Sites USA; Applied Geographic Solutions 2021

Traffic Counts	
South Main Street	12,859 AADT
South Bay Road	8,546 AADT

Source: Sites USA; Inrix 2021

For more information, please contact:

Stephen Scuderi
Real Estate Salesperson
 +1 315.445.8517
 sscuderi@pyramidbrokerage.com

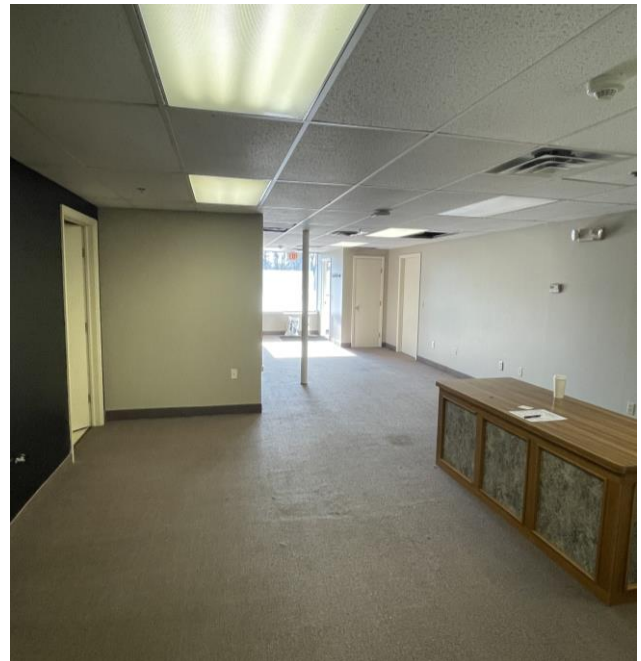
5845 Widewaters Pkwy, Suite 200
 East Syracuse, New York 13057
 phone: +1 315.445.1030
 pyramidbrokerage.com



FOR LEASE

442 South Bay Road

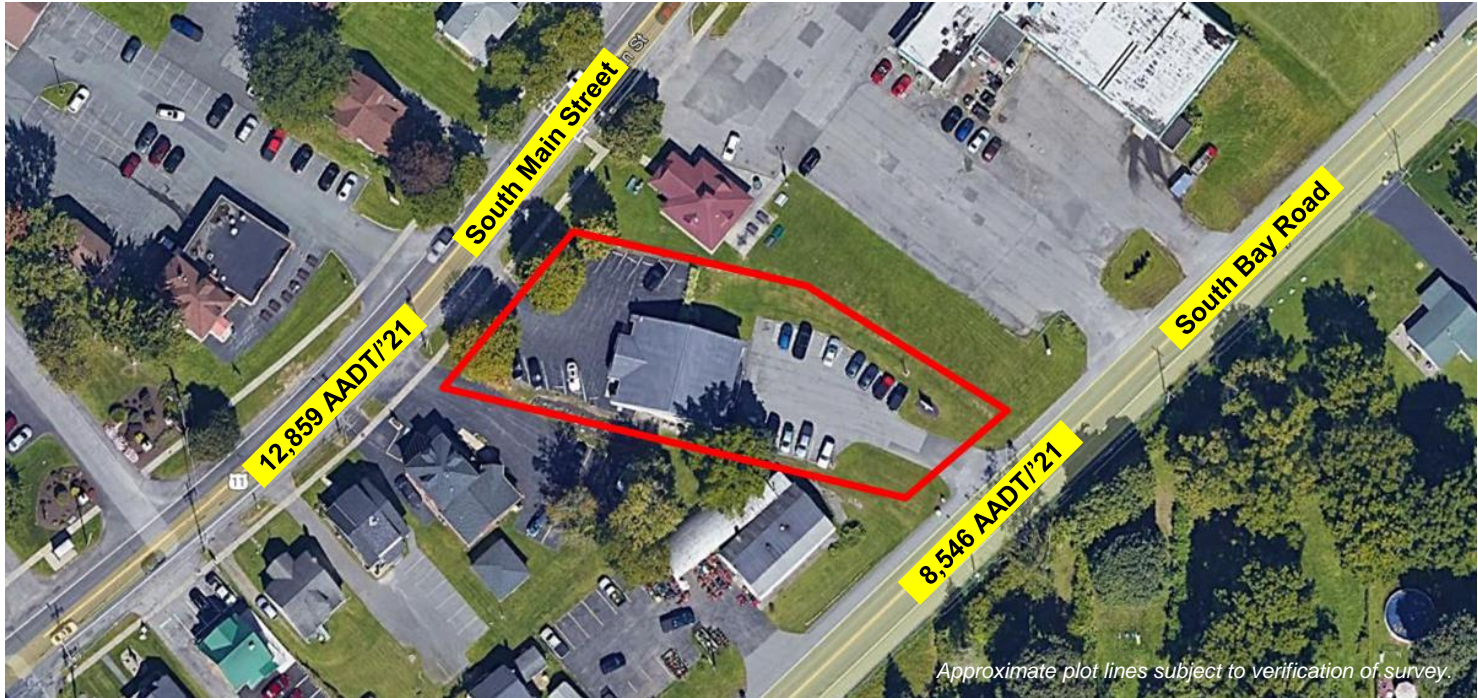
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Access from both South Main Street and South Bay Road



South Main Street Entrance

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