

AVAILABLE

# NORTHERN LIGHTS PLAZA

320 & 388 Northern Lights Plaza, Syracuse, New York 13212



## NORTHERN LIGHTS PLAZA

### Property Highlights

- Excellent location just off I-81 on Brewerton Road (Rt. 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 20,100± SF contiguous square feet available with prominent signage on Route 11
- 5,356± SF endcap space also available
- Currently zoned C-3, Planned Commercial District which allows for office use
- Plenty of free, onsite parking available
- 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

### Contact

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Demographic	1 Mile	3 Miles	5 Miles
Population	6,937	65,151	178,295
Households	3,054	28,481	77,302
Average H.H. Income	\$77,217	\$79,395	\$74,956
Daytime Population	9,169	74,243	237,096

Source: ESRI Business Analyst 2022

Traffic Counts	
Route 11	20,648 AADT
I-81	81,350 AADT
South Bay Road/I-81 Ramp	14,842 AADT

Source: NYS DOT 2019

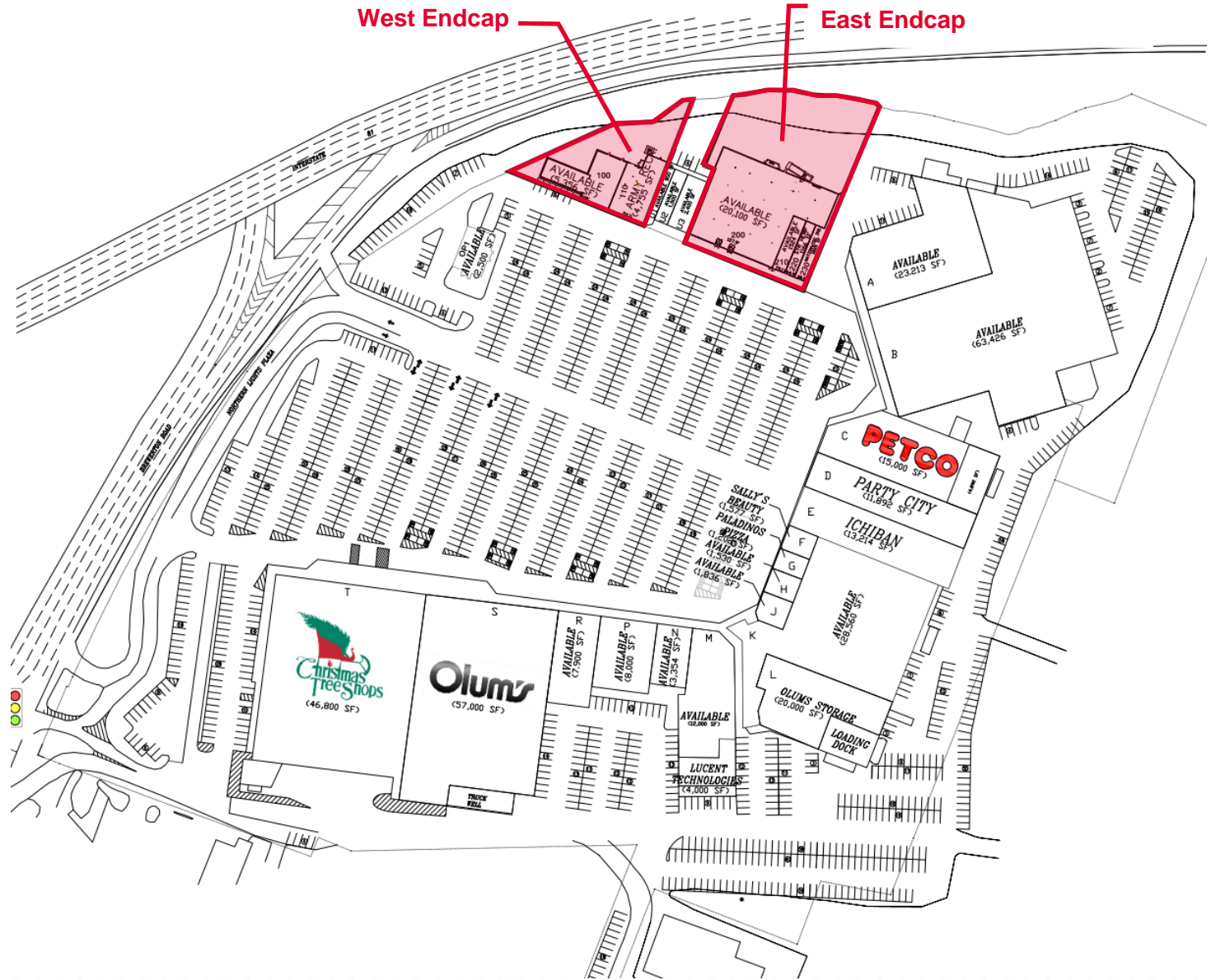
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TENANT KEY		LEASE
100	Available	5,356
110	Army Recruiting Office	4,755
200	Available	20,100
210	QQ Relaxation Spa	1,524
220	Syracuse Hemporium	1,166
230	Nationwide Insurance	1,825
TOTAL		34,726



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## NORTHERN LIGHTS PLAZA – East Endcap

### Property Highlights

- 24,615± SF total
- Vacant 20,100± SF with one (1) grade level overhead door
- Can be demised to approximately 10,000 SF
- Suites 210, 220 and 230 currently leased
- Available for Sale or Lease



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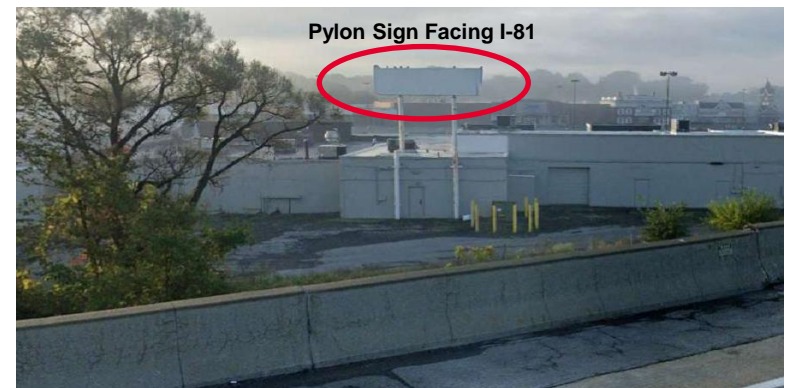
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## NORTHERN LIGHTS PLAZA – West Endcap

### Property Highlights

- 10,111± SF total
- Vacant 5,356 SF endcap
- Includes pylon signage with exceptional visibility to I-81 (81,350 AADT)
- 4,755 SF currently leased to U.S. Government (Army Recruiting Office)
- Available for Sale or Lease



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