

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

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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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Northern Lights Plaza | Syracuse, New York



The site plan illustrates a commercial development with the following details:

- West Endcap:** A red-shaded triangular area at the top left, labeled "AVAILABLE (20,100 SF)".
- East Endcap:** A red-shaded rectangular area at the top right, labeled "AVAILABLE (20,100 SF)".
- Other Available Spaces:**
 - Top left: "AVAILABLE (23,213 SF)" and "AVAILABLE (63,426 SF)".
 - Center right: "AVAILABLE (20,100 SF)".
 - Bottom left: "AVAILABLE (20,100 SF)".
 - Bottom center: "AVAILABLE (20,100 SF)".
 - Bottom right: "AVAILABLE (20,100 SF)".
- Existing Buildings and Spaces:**
 - PETCO:** (15,000 SF)
 - PARTY CITY:** (11,898 SF)
 - ICHIBAN:** (13,214 SF)
 - OLUMS STORAGE:** (20,000 SF)
 - OLUMS:** (57,000 SF)
 - Christmas Tree Shops:** (46,800 SF)
 - LUCCENT TECHNOLOGIES:** (4,000 SF)
 - SALLY'S BEAUTY:** (1,775 SF)
 - PALADINOS:** (1,006 SF)
 - WICK:** (1,006 SF)
 - AVAILABLE (1,000 SF)**
 - AVAILABLE (1,836 SF)**
 - AVAILABLE (7,500 SF)**
 - AVAILABLE (8,000 SF)**
 - AVAILABLE (3,354 SF)**
 - AVAILABLE (2,000 SF)**
- Infrastructure:**
 - INTERSTATE 10:** Running along the top edge.
 - Highway 101:** Running along the right edge.
 - Highway 101:** Running along the bottom edge.
 - Highway 101:** Running along the left edge.
- Parking Lots:** Numerous parking spaces are shown throughout the site, with some labeled "TRUCK PARK" and "LOADING DOCK".

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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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NORTHERN LIGHTS PLAZA – West Endcap

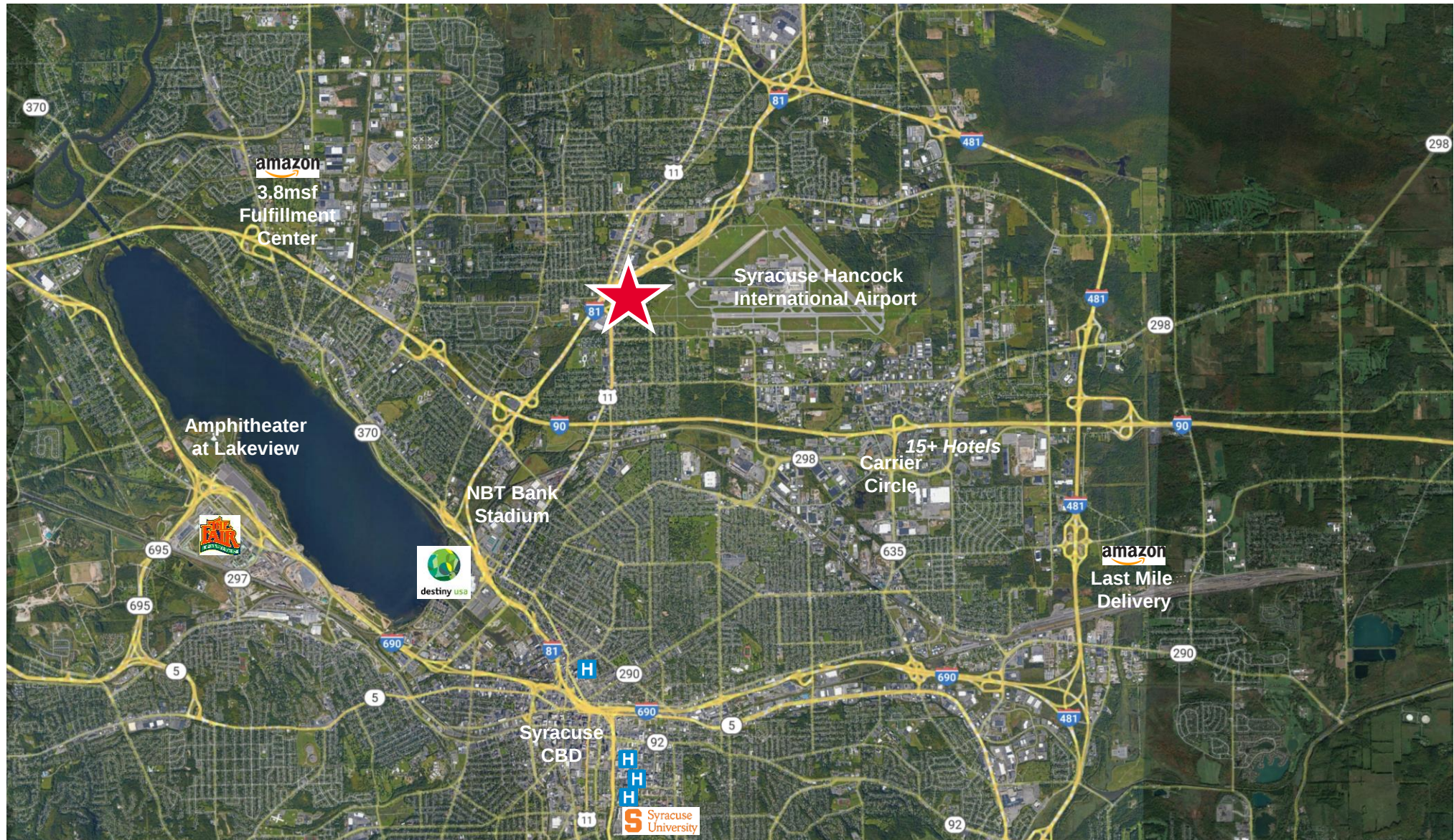
Property Highlights

- 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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