



Pyramid Brokerage
Company

FOR SALE

2406 Erie Blvd. East

Syracuse, New York 13224

HIGH PROFILE LOCATION



5,626± SF Multi-Use Property

Property Highlights

- High profile site with great visibility on heavy traffic corridor
- Less than 5 minutes to Interstates I-690 & I-481
- Close proximity to Downtown Syracuse, LeMoyne College, Syracuse University and area hospitals
- Turnkey retail space on first floor
- Opportunity for additional income by leasing out second floor apartment
- Ample off-street parking
- Other retailers in area include McDonalds, Sherwin Williams, Price Chopper, and Lowe's Home Improvement

Demographic	1 Mile	3 Miles	5 Miles
Population	15,811	119,878	202,692
Households	6,681	47,834	82,276
Average Income	\$60,769	\$60,026	\$65,062
Daytime Employees	5,650	123,898	185,996

Source: ESRI Business Analyst 2021

Traffic Counts

Erie Blvd. East	17,201 AADT
South Midler Ave.	19,521 AADT

Source: NYS DOT 2019

For more information, please contact:

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