

FOR SALE

5830 Bridge Street  
East Syracuse, New York 13057



Potential Development Site in Prime Location



## 15,687± SF on 1.74± Acres

### Property Highlights

- The largest retail development site available in the Town of Dewitt
- Located at the signalized intersection of Bridge Street and Widewaters Parkway
- Zoned “Business” and approved for the Town of Dewitt “Mixed-use Overlay District” allowing for mixed-use, multi-story development
- 200+ feet of Bridge Street visibility
- Easy access to I-690 (E/W) and I-481 (N/S)
- Just minutes from Syracuse University, SUNY-ESF and LeMoyne College
- Strategically positioned in the center of the Syracuse trade area
- Nearby retailers include Home Depot, Community Bank, DiBella’s Subs, BJ’s Wholesale, Walmart and Erie Boulevard East “miracle mile”
- In proximity to Widewaters Office Park and Excellus Blue Cross/Blue Shield regional HQ and Community Bank operations center
- Versatile site, suitable for general retail, restaurant, financial/banking, medical or professional office

Demographic	1 Mile	3 Miles	5 Miles
Population	5,680	61,802	168,553
Households	2,141	26,509	67,432
Average H.H. Income	\$77,850	\$95,043	\$77,687
Daytime Employees	6,887	36,712	127,805

Source: ESRI Business Analyst 2022

Traffic Counts	
Bridge Street	16,055 AADT
Erie Blvd East (West of Bridge Street)	20,915 AADT
Erie Blvd East (East of Bridge Street)	17,672 AADT
I-690 (West of Bridge Street)	37,617 AADT
I-690 (East of Bridge Street)	47,471 AADT

Source: NYS DOT 2019

### Contact

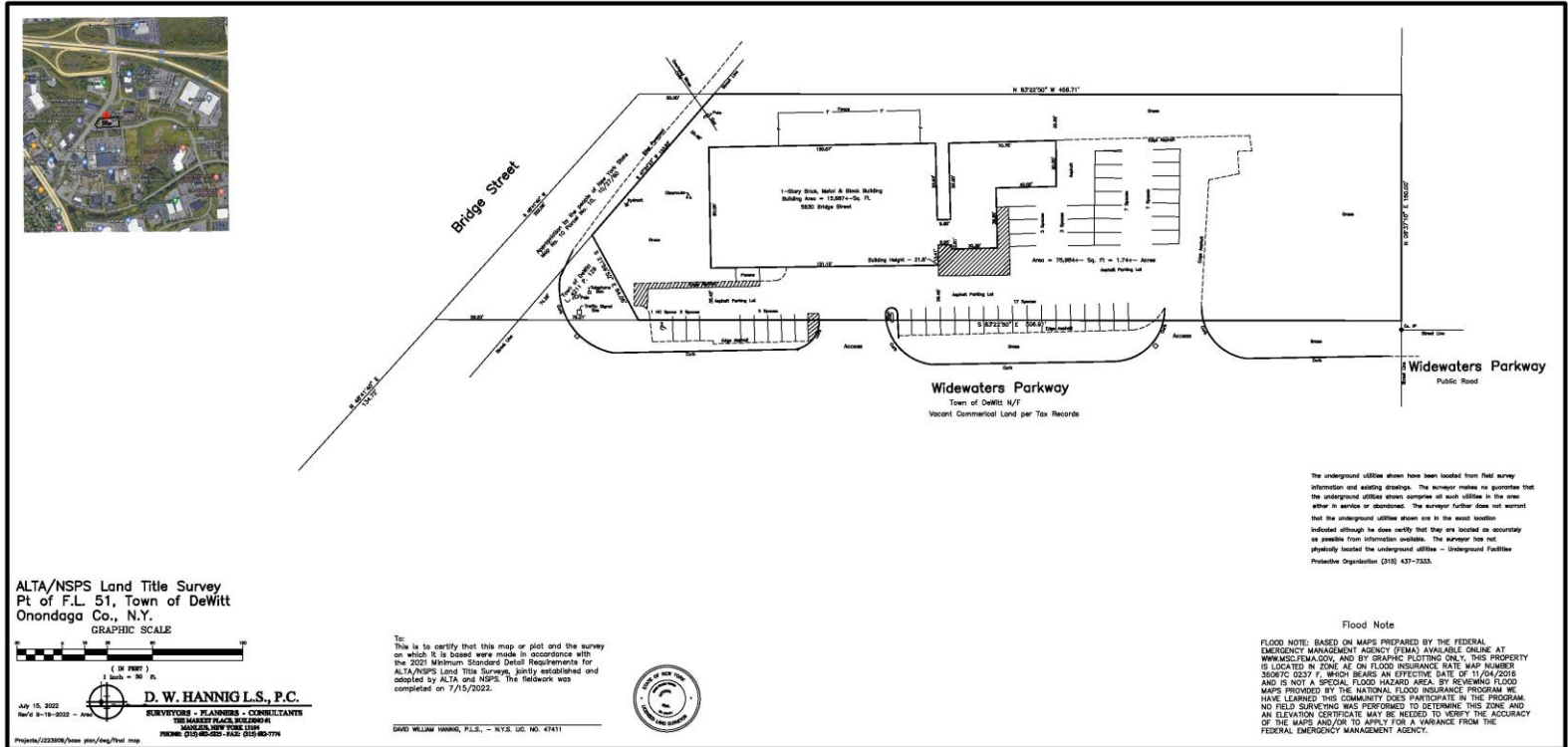
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