

RETAIL/OFFICE SPACE AVAILABLE FOR LEASE
OWNER WILL SUBDIVIDE

201 Lawrence Road East

North Syracuse, NY 13212



VENTURE
BROKERAGE GROUP



AVAILABLE OPPORTUNITIES

- » FOR LEASE
- » Two 2,500 SF +/- spaces available on 0.77 acres
- » Owner will subdivide
- » Former Denny's Restaurant

PROPERTY HIGHLIGHTS

- » Excellent corner location at signalized intersection of Lawrence Road East & S Bay Road, situated in the heart of the retail corridor in North Syracuse
- » Just 0.2 miles from the Syracuse International Airport entrance
- » Multiple points of ingress/egress with access from both Lawrence Road E and S Bay Road
- » Excellent visibility, pylon signage & ample parking
- » Conveniently located just 0.26 miles from Interstate 81



FOR MORE INFORMATION, PLEASE CONTACT:



VALERIE VINCENT
Licensed Real Estate Associate Broker
315.663.8827 (c)
Valerie@VentureBrokerageGroup.com

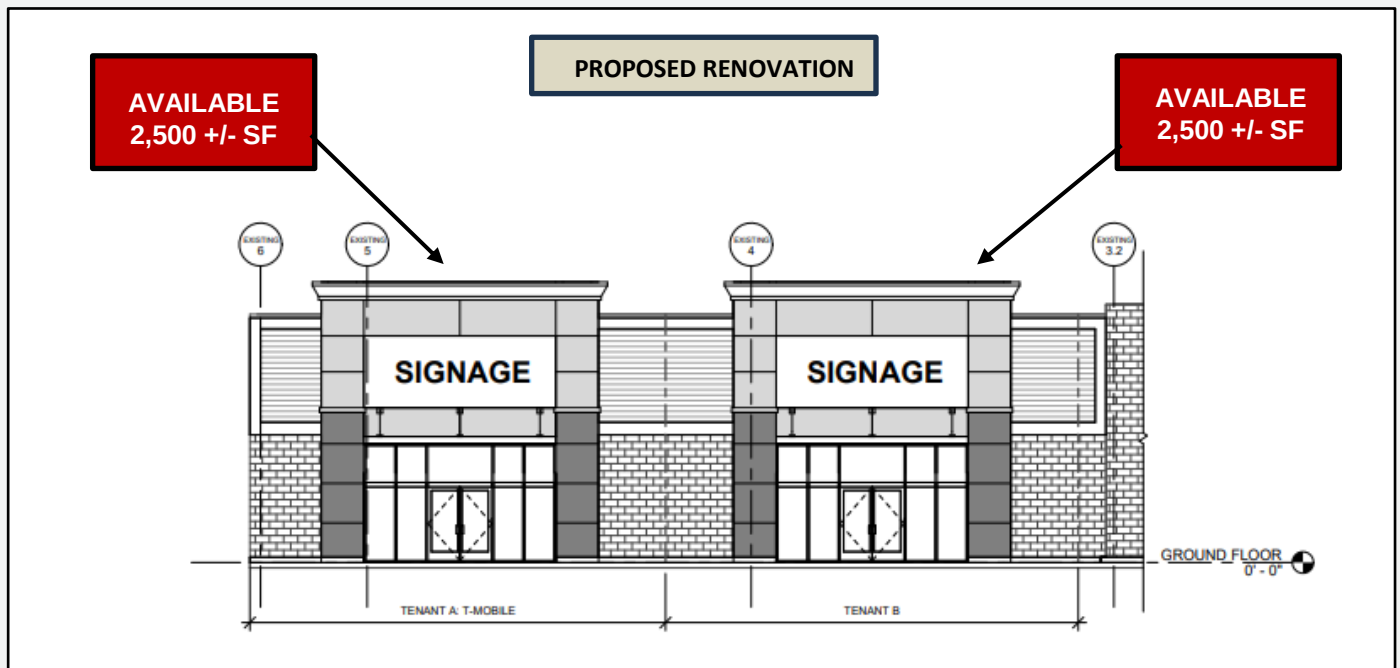
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SITE PHOTOS



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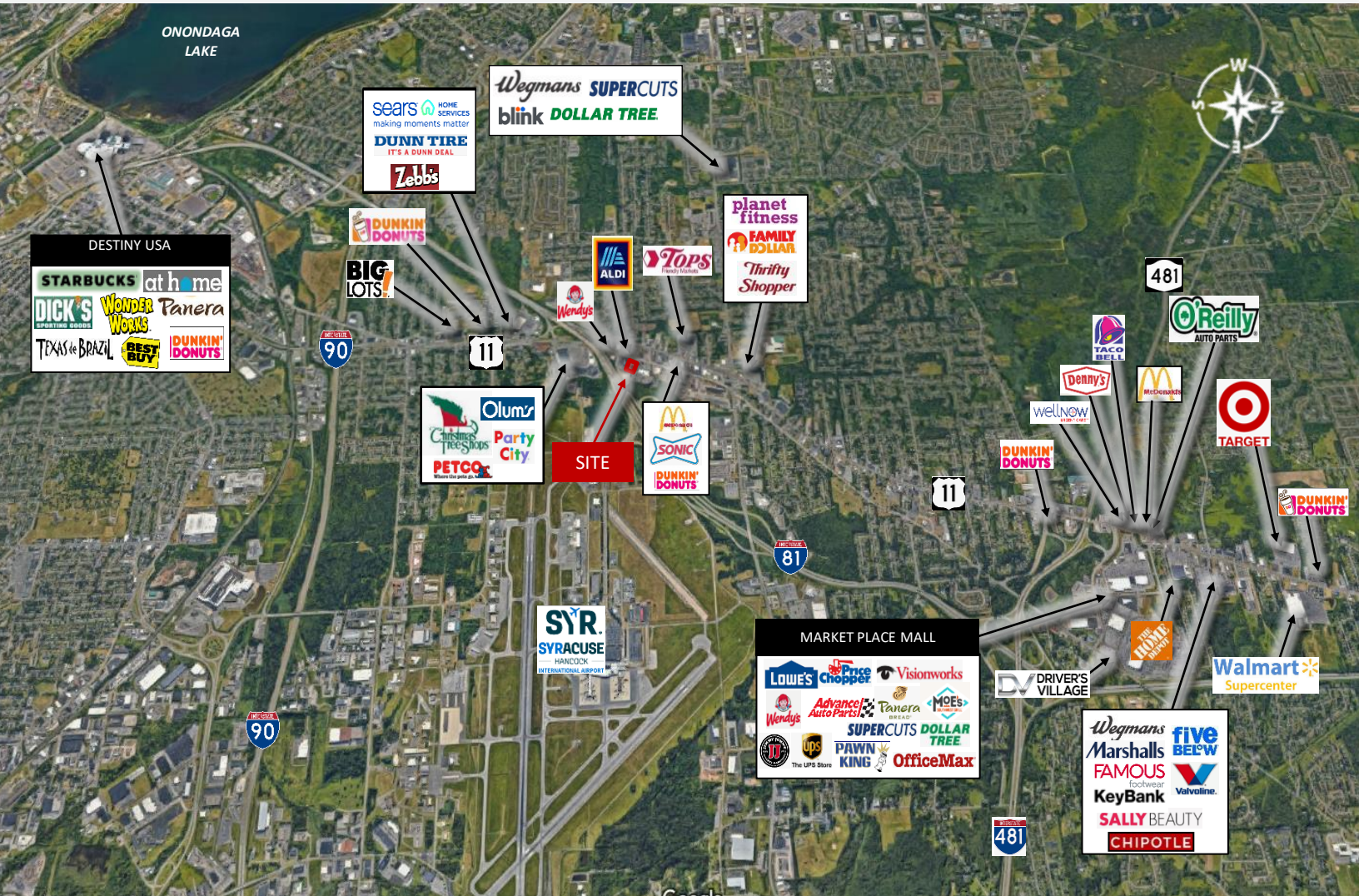
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MARKET AERIAL



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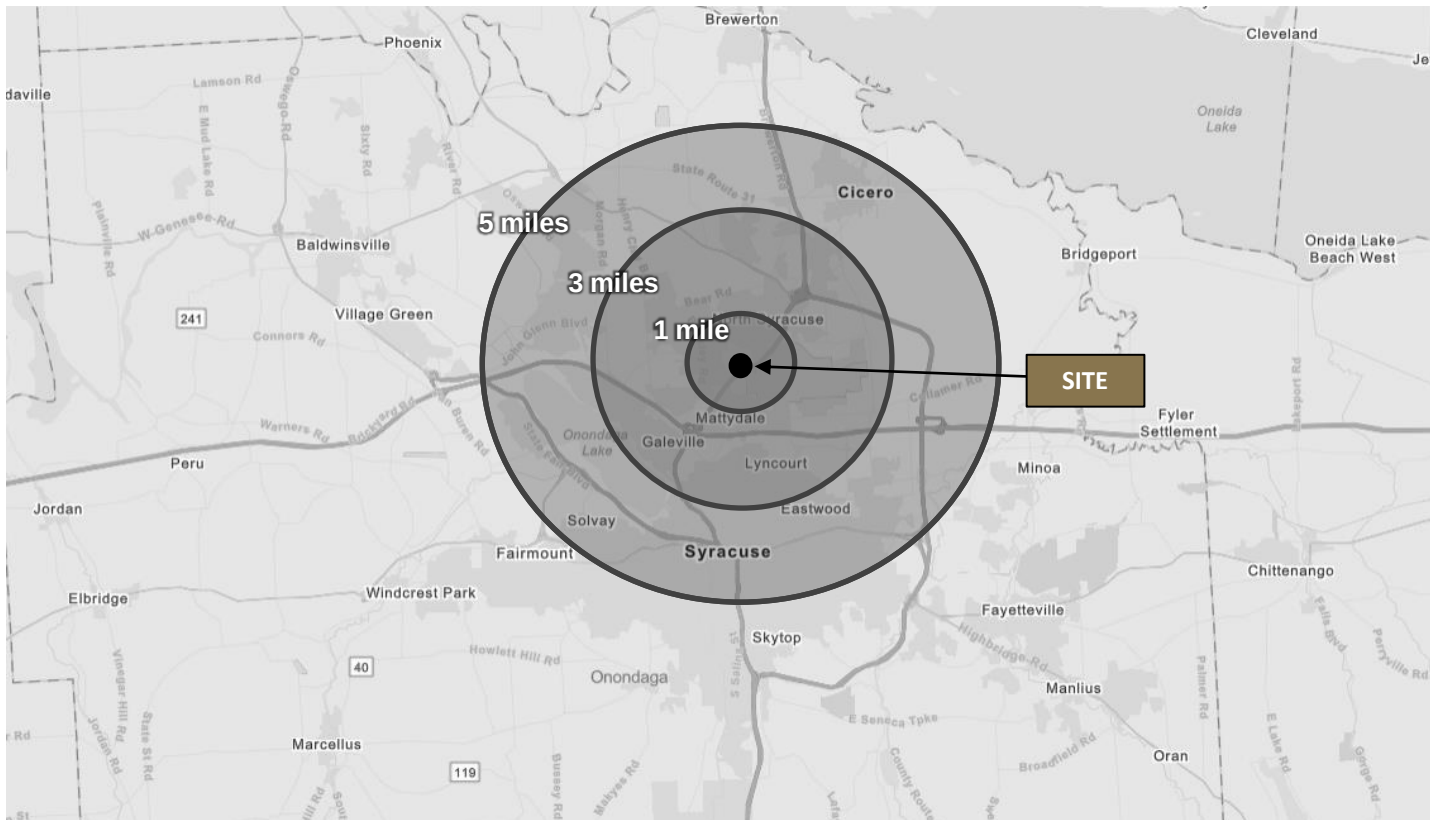
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DEMOGRAPHICS



DEMOGRAPHICS SNAPSHOT	1 MILE	3 MILES	5 MILES
Total Population	6,831	60,259	168,323
Daytime Population	8,785	73,109	217,147
Households	3,135	26,562	74,120
Average Household Income	\$76,281	\$82,862	\$78,004



2,574
Businesses



47,261
Employees



\$144,689
Median Home Value



39.1
Median Age

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