

**For Lease - Retail For Lease At Western Lights Shopping Center 4,268 Sf Syracuse, Ny - \$4,268.00/Month or \$1.00/SF/Month  
4671 Onondaga Blvd, Syracuse, New York 13219**



### Listing Contact - 1



**Todd Drowlette**

24 Aviation Road, Suite 202, Albany,  
New York 12205  
Work: 518-400-0668 x 702

**TITAN Commercial Realty Group  
LLC**



### Description

WESTERN LIGHTS SHOPPING CENTER IS CENTRALLY LOCATED WITHIN THE SYRACUSE, NEW YORK MSA. IT IS EASILY REACHED BY THE SURROUNDING COMMUNITIES. HIGH POPULATION DENSITY. PRICE CHOPPER ANCHORED SHOPPING CENTER. LANDLORD IS A DEAL MAKER AND EASY TO WORK WITH. AVAILABLE SPACE IN FRONT OF SHOPPING CENTER: 4,268 SF RESTAURANT AT \$12.00 PSF NNN. LANDLORD WILL SUB-DIVIDE THE 4,268 SQUARE FEET DOWN TO 1,500 SQUARE FEET. TRAFFIC COUNT: ONONDAGA BOULEVARD: 7,120 AADT. VELASKO ROAD: 11,326 AADT. PARKING: 832 SPACES. CO-TENANTS: PRICE CHOPPER, DOLLAR TREE, VALU HOME CENTER, MAVIS DISCOUNT TIRE, RAINBOW, NYS DMV, BOOST MOBILE, SALLY BEAUTY, SUPERCUTS, UPSTATE REHABILITATION, MATTRESS EXPRESS, FUN CITY TRAMPOLINE PARK AND EXOTIC VAPES. ASKING: \$8.00 PSF NNN BIG BOX SPACE. \$12.00 PSF NNN SMALL S...

Basic Information	
Lease Price:	\$1.00
Property Type:	Retail
Property Subtype:	Shopping Center
Available Space:	4268.0 SF
Total Building:	200,000 SF
Lot Size:	12.0 Acres
REB Listing ID:	COM59

Details			
Listing Details		Structure Details	
Lot Size:	12.0 Acres	Stories:	1
Ceiling Height:	17 Feet	Units:	17
Year Built:		Loading Docks:	0
Parking Spaces:	832	Overhead Doors:	1
Zoning:	Commercial	Elevators:	0
Sign on Property:	Yes	HVAC:	Natural Gas
		Power Amps:	200
		Power Phase:	3
		Heat:	Gas
		Sprinkler:	Wet
		Roof:	Rubber
		Sanitary System:	Sewer
		Water:	Public
		Condition:	Good
		Kitchen:	Yes

\*No warranty or representation, express or implied, is made to the accuracy or completeness of the information contained herein, and same is submitted subject conditions, withdrawal without notice, and to any special listing conditions imposed by the property owner(s). As applicable, we make no representation as to the condition of the property (or properties) in question.