

TITAN COMMERCIAL REALTY GROUP LLC



PROUDLY PRESENTS:

WESTERN LIGHTS SHOPPING CENTER
4671-4729 ONONDAGA BLVD
SYRACUSE, NEW YORK 13219
ONONDAGA COUNTY

Price Chopper Anchored Shopping Center
Centrally Located Within the Syracuse, NY MSA

FOR RENT

DEMOGRAPHICS

	1 MILE	3 MILE	5 MILE
POPULATION	11,796	98,630	213,779
AVERAGE HH INCOME	\$63,507	\$52,863	\$56,842
HOUSEHOLDS	5,037.0	40,273.0	88,478.0



QUICK FACTS

- PRICE CHOPPER ANCHORED SHOPPING CENTER.
- LANDLORD IS A DEAL MAKER.
- **AVAILABLE SPACE: 4,268 SF & 1,530 SF**
- **AVAILABLE SPACE: +- 1 Acre Pad Site - Current Car Wash at Entrance near Price Chopper Supermarket**
- TRAFFIC COUNT: ONONDAGA BOULEVARD: 7,120 AADT
- VELASKO ROAD: 11,326 AADT
- PARKING: 832 SPACES
- CO-TENANTS: PRICE CHOPPER SUPERMARKET, DOLLAR TREE, VALU HOME CENTER, MAVIS DISCOUNT TIRE, RAINBOW, NYS DMV, AUTO ZONE, BOOST MOBILE, SALLY BEAUTY, UPSTATE REHABILITATION, MATTRESS EXPRESS, FUN CITY TRAMPOLINE PARK AND EXOTIC VAPES.
- ASKING: \$85,000 NNN "As Is" Ground Lease
- \$14.00 PSF NNN SMALL SHOP SPACE
- NNN'S: \$4.04 PSF (CAM: \$1.06, TAX: \$2.37, INS: \$0.61)



VIDEO TOUR



4729 Onandaga Blvd. Syracuse, NY

TITAN COMMERCIAL REALTY GROUP LLC

24 AVIATION RD, ALBANY, NY, 12205

518 400 0668

WWW.TITANCOMMERCIALREALTYGROUP.COM

https://www.dos.ny.gov/licensing/docs/FairHousingNotice_new.pdf

**HELPING BUILD EMPIRES
ONE DEAL AT A TIME**

TDROWLETTE@TITANCOMMERCIALREALTYGROUP.COM

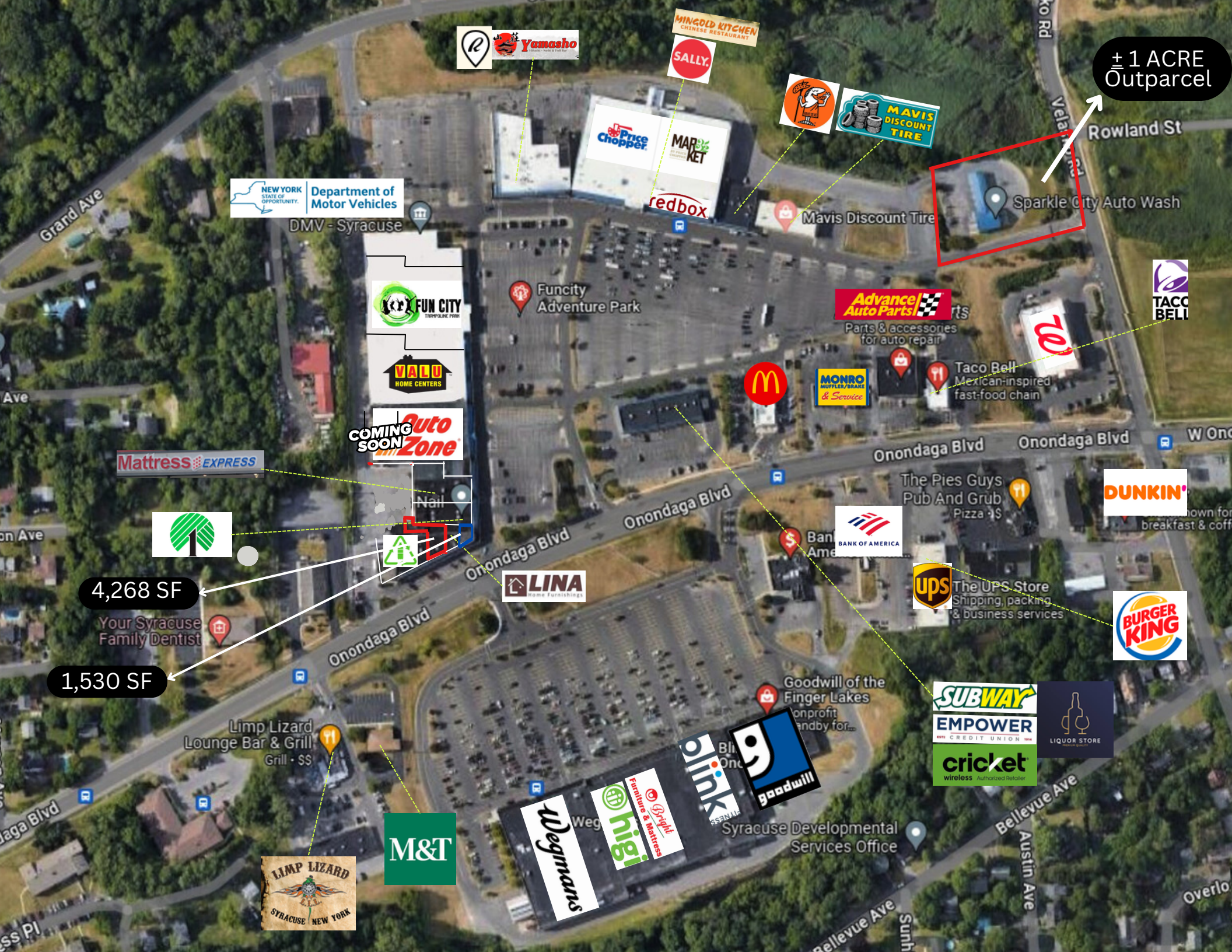
TODD J DROWLETTE

NYS LICENSED REAL ESTATE BROKER

MANAGING DIRECTOR

518 400 0668 EXT 702





± 1 ACRE
Outparcel

Rowland St

Sparkle City Auto Wash

Mavis Discount Tire

Advance Auto Parts
Parts & accessories
for auto repair

Taco Bell
Mexican-inspired
fast-food chain

The Pies Guys
Pub And Grub
Pizza \$5

The UPS Store
Shipping, packing
& business services

SUBWAY
EMPOWER
CREDIT UNION
cricket
wireless Authorized Retailer

LIQUOR STORE

Goodwill of the
Finger Lakes
nonprofit
ready for...

Syracuse Developmental
Services Office

DMV - Syracuse

Funcity
Adventure Park

VALU
HOME CENTERS

Auto
Zone

Mattress EXPRESS

Your Syracuse
Family Dentist

Limp Lizard
Lounge Bar & Grill
Grill • \$\$

LIMP LIZARD
SYRACUSE NEW YORK

M&T

LINA
Home Furnishings

Wegmans
higi
Furniture & Mattress
Bright

goodwill

redbox

MARKET

Price Chopper

MINGOLD KITCHEN
CHINESE RESTAURANT

SALLY.

Yamasho

NEW YORK
STATE OF
OPPORTUNITY
Department of
Motor Vehicles

FUN CITY
TRAMPOLINE PARK

TACO
BELL

DUNKIN'

BURGER
KING

4,268 SF

1,530 SF



± 1 ACRE
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CONTACT INFORMATION

Exclusively Listed By



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