

**For Lease - Syracuse, New York Retail Outparcel For Lease Western Lights Shopping Center Outparcel Syracuse - \$7,083.33/Month or \$1.77/SF/Month
4671 Onondaga Blvd, Syracuse, New York 13219**



Listing Contact - 1



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**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. CURRENTLY OPERATING CAR WASH AT ENTRANCE NEAR PRICE CHOPPER SUPERMARKET IS THE +- 1 ACRE PAD SITE AVAILABLE. "AS IS" GROUND LEASE. TENANT MAY USE THE EXISTING BUILDING OR BUILD THEIR OWN BUILDING. 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, BOOST MOBILE, SALLY BEAUTY, UPSTATE REHABILITATION, MATTRESS EXPRESS, FUN CITY TRAMPOLINE PARK AND EXOTIC VAPES. ASKING: NNN'S: \$4....

| Basic Information | |
|-------------------|------------|
| Lease Price: | \$1.77 |
| Property Type: | Retail |
| Property Subtype: | Pad Site |
| Available Space: | 4000.0 SF |
| Total Building: | 200,000 SF |
| Lot Size: | 1.0 Acres |
| REB Listing ID: | COM959 |

| Details | | | |
|-------------------|------------|-------------------|-------------|
| Listing Details | | Structure Details | |
| Lot Size: | 1.0 Acres | Stories: | 1 |
| Ceiling Height: | 10 Feet | Units: | 1 |
| Year Built: | | Loading Docks: | 0 |
| Parking Spaces: | 832 | Overhead Doors: | 2 |
| Zoning: | Commercial | Elevators: | 0 |
| Sign on Property: | Yes | HVAC: | Natural Gas |
| | | Power Amps: | 200 |
| | | Power Phase: | 3 |
| | | Heat: | Gas |
| | | Sprinkler: | Wet |
| | | Roof: | Metal |
| | | Sanitary System: | Sewer |
| | | Water: | Public |
| | | Condition: | Good |

*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.