

**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
REC 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.