

**149,200± SF Retail/Office Opportunity**  
**Property Highlights**

- Property consists of 2 buildings:
- **134,160± SF former department store**
  - Great visibility from Erie Blvd
  - Situated on one of the most sought-after retail corridors in the area
  - Large convenient parking field
  - Interior access to soon to be redeveloped Shoppingtown Mall
- **15,040± SF former auto repair facility**
  - Freestanding building with attractive façade
  - 2 drive-in doors
  - Doors lead to a large service area
  - 36 parking spaces
- These buildings are in a great retail area with nearby Dick’s Sporting Goods, Marshalls, Best Buy, Starbucks, PetSmart, Old Navy, Ulta, Barnes and Noble, Raymour and Flanigan Furniture, Core Eatery, Blaze Pizza, Moe’s, Chipotle and many others.



Demographic	1 Mile	3 Miles	5 Miles
Population	4,424	56,057	164,100
Households	1,847	23,649	65,936
Average Income	\$107,931	\$89,869	\$69,778
Daytime Employees	8,961	35,203	151,086

Source: ESRI Business Analyst 2020



15,040± SF Building



134,160± SF Building

For more information, please contact:

**Lila “Lee” M. Salvetti**  
**Associate Real Estate Broker**  
 +1 315.445.8524  
 lsalvetti@pyramidbrokerage.com

5845 Widewaters Pkwy, Suite 200  
 East Syracuse, New York 13057  
 phone: +1 315 445 1030



Pyramid Brokerage  
Company

FOR SALE OR LEASE  
3649 Erie Blvd East  
Syracuse, New York 13214





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Proposed Development Senior Apartments

Approximate plot lines subject to verification of survey.

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 Syracuse, New York 13214



**Marshall's Plaza**

PETSMART  
 OLD NAVY  
 Marshalls HomeGoods  
 BED BATH & BEYOND

GOLF GALAXY  
 Party City  
 GameStop  
 SUPERCUTS

KAY JEWELERS  
 five BELOW  
 CORELIFE BATTERY  
 BLAZE PIZZA

**Erie Canal Center**

DICK'S Sporting Goods  
 Michaels  
 Burlington  
 T-Mobile  
 Spectrum mobile

Empire Dermatology  
 SOS Orthopaedic & Sport Therapy  
 New Construction  
 Widewaters Group  
 Pyramid Brokerage Company  
 Pinnacle

Planned Development  
 5855 Widewaters Parkway

Keller Williams Realty Syracuse  
 CNY Cosmetic & Reconstructive Surgery

NewsChannel 9 WSYR

Egon Ehrhenspiel

American Aerial Scenes L.L.C.  
 315-422-4722

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