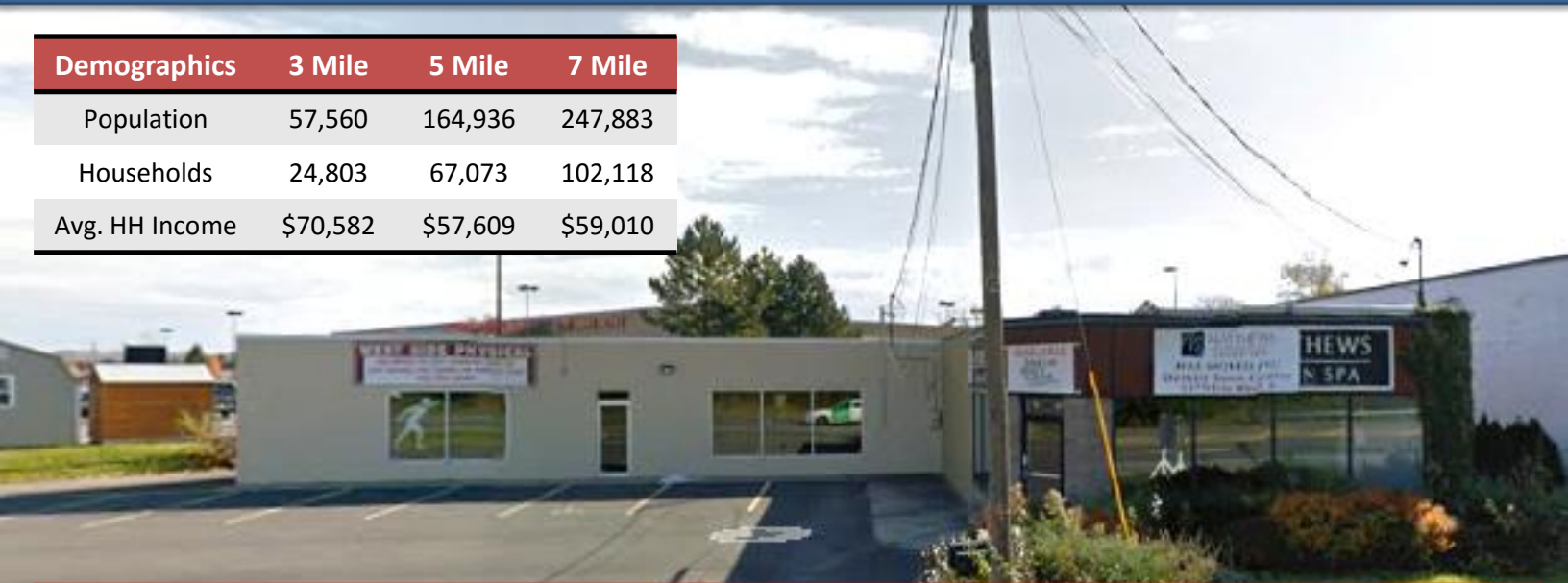


6,200 SF Retail Space

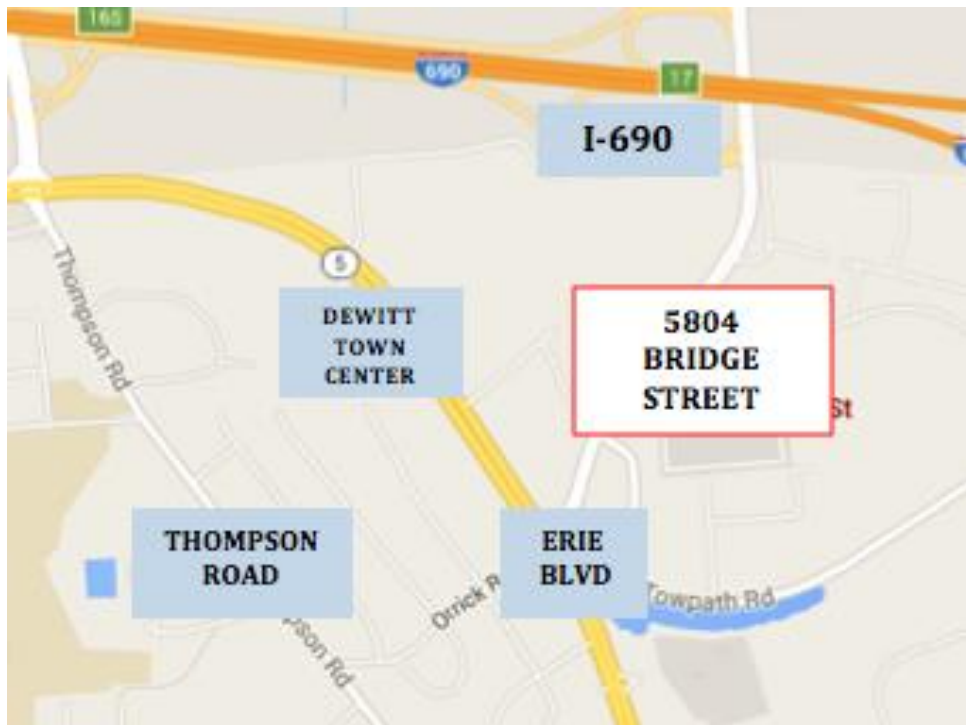
Demographics	3 Mile	5 Mile	7 Mile
Population	57,560	164,936	247,883
Households	24,803	67,073	102,118
Avg. HH Income	\$70,582	\$57,609	\$59,010



**One of the most strategic retail locations in CNY!
Owner willing to completely renovate the building with the right tenant!**

PROPERTY HIGHLIGHTS

- 6,200 SF retail property located on Bridge Street and right off of Erie Boulevard. Highly strategic and visible location with 202 feet of frontage on Bridge Street (19,220 AADT)
- On-site parking lot with 17 approximate spaces
- This property can accommodate either one or two tenants. If two tenants, demising walls and separate utilities will be installed.
- Owner willing to put in brand new roof, HVAC, front façade, improved landscaping and exterior.
- Former location of West Side Physical Therapy and Matthew's Salon



Exclusive Agent: Grazi Zazzara

www.TheIconCompanies.com

For More Information Contact:
Grazi Zazzara
(315) 299-6292, ext. 101
gzazzara@theiconcompanies.com

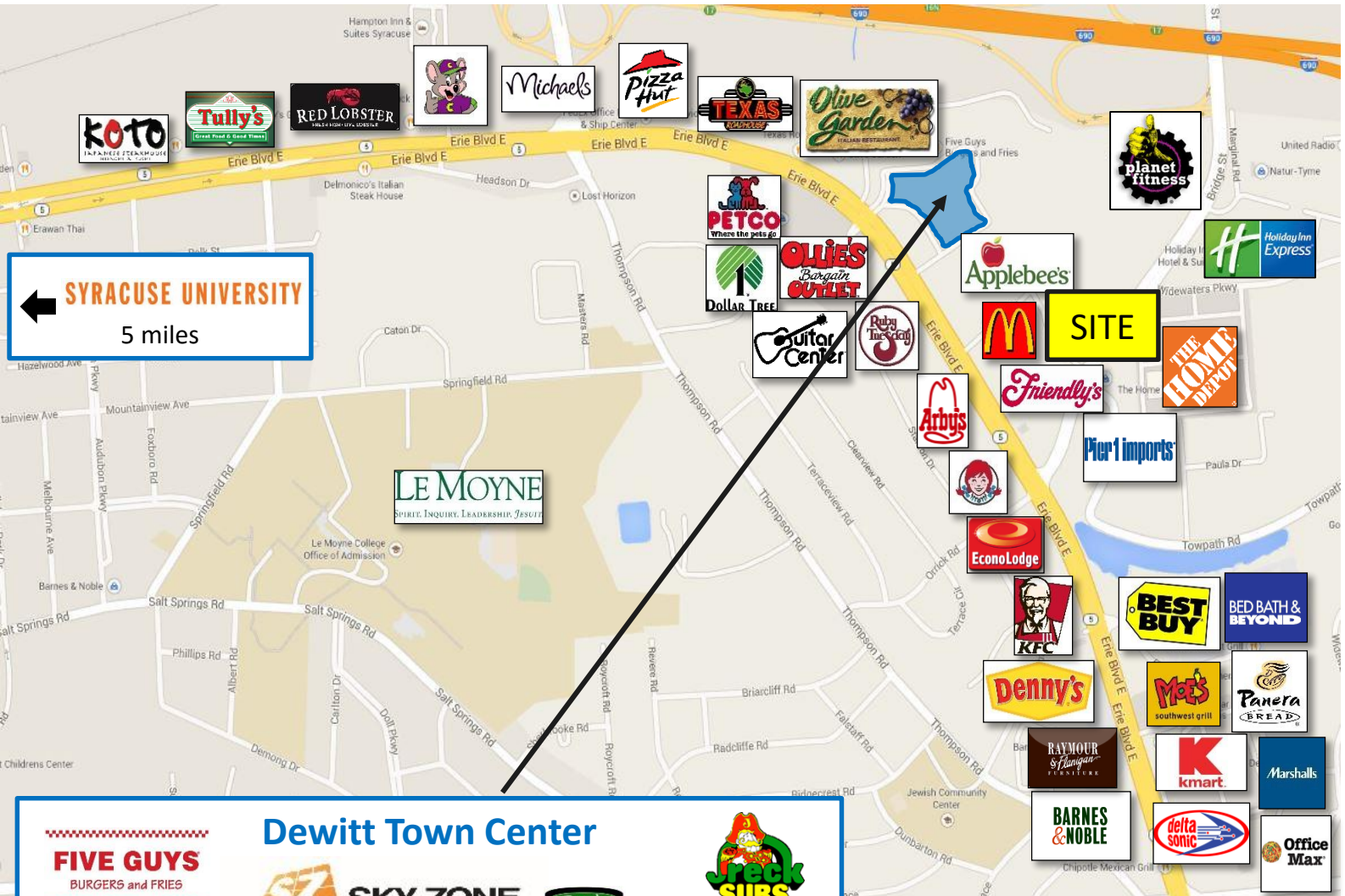


The Icon Companies
250 S. Clinton St
Syracuse, NY 13202
TheIconCompanies.com

RETAIL SPACE ON BRIDGE STREET AVAILABLE FOR LEASE OR SALE

5804 Bridge Street
East Syracuse, NY 13057

6,200 SF Retail Space



Dewitt Town Center

Exclusive Agent: Grazi Zazzara

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