

FOR SALE



PRIME MIXED USE RETAIL SITE

2792 Erie Boulevard, Syracuse, NY 13224



PROPERTY DESCRIPTION

This 10,160 SF building on .69+/- Acre Lot is located on established Erie Blvd Retail corridor and provides tremendous potential for buyers and investors alike, with possibilities for retail, office, or warehouse use.

Currently operating as a retail headquarters for a regional mattress supplier; the building is a large, multi-story structure that features a distinctive architectural style with a mix of brick and glass. It's situated on a spacious lot with ample parking, making it easy for customers and employees to access. Inside, the building has a spacious retail showroom and a large warehouse area, which could be subdivided for several tenants or used as a single-user space for a larger business.

One of the standout features of this property is its prime location on Erie Boulevard, which is one of the busiest commercial and retail corridors in Syracuse. The area is home to a wide variety of businesses, from national chains to local boutiques, and offers easy access to major highways and transportation hubs. This makes it a great location for businesses that rely on high foot traffic and visibility.

PROPERTY HIGHLIGHTS

- Established business location on major commercial boulevard in City of Syracuse.
- Excellent visibility and easy in/out for customers, vendors, tenants.
- Two pylon signs included.
- Plenty of parking.
- Potential extra revenue with tower included on property.
- Directly across from major medical center.

OFFERING SUMMARY

Sale Price:	\$719,000
Lot Size:	0.69 Acres
Building Size:	10,160 SF

DAVIS YOHE

315.329.1328

davis@c21bridgeway.com

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Bridgeway Realty

SYRACUSE MATTRESS

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Large Parking lot



Flexible Access through Multiple Bay Doors



Highly Visible Location



Corner Lot



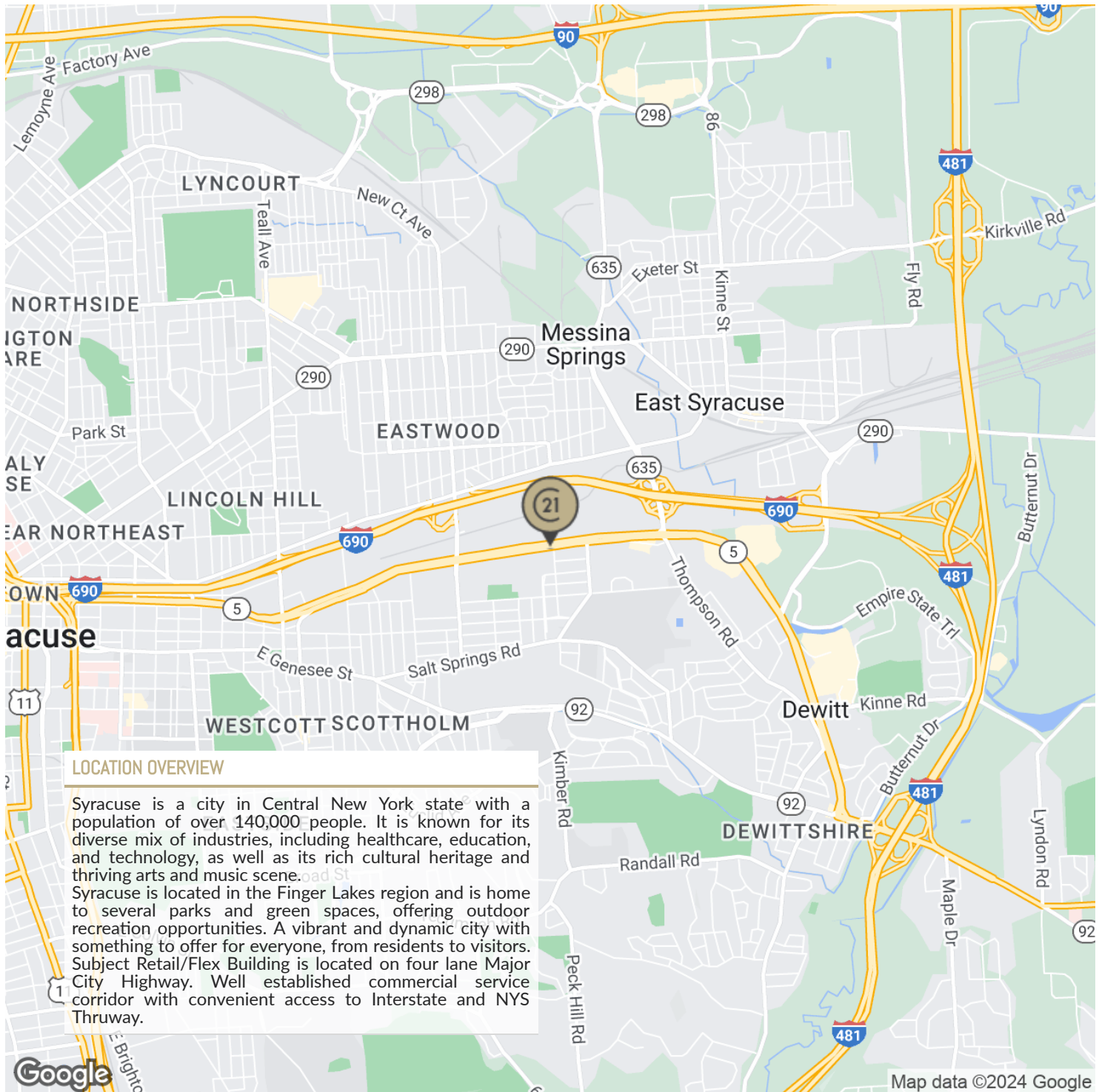
New Development Across the Street

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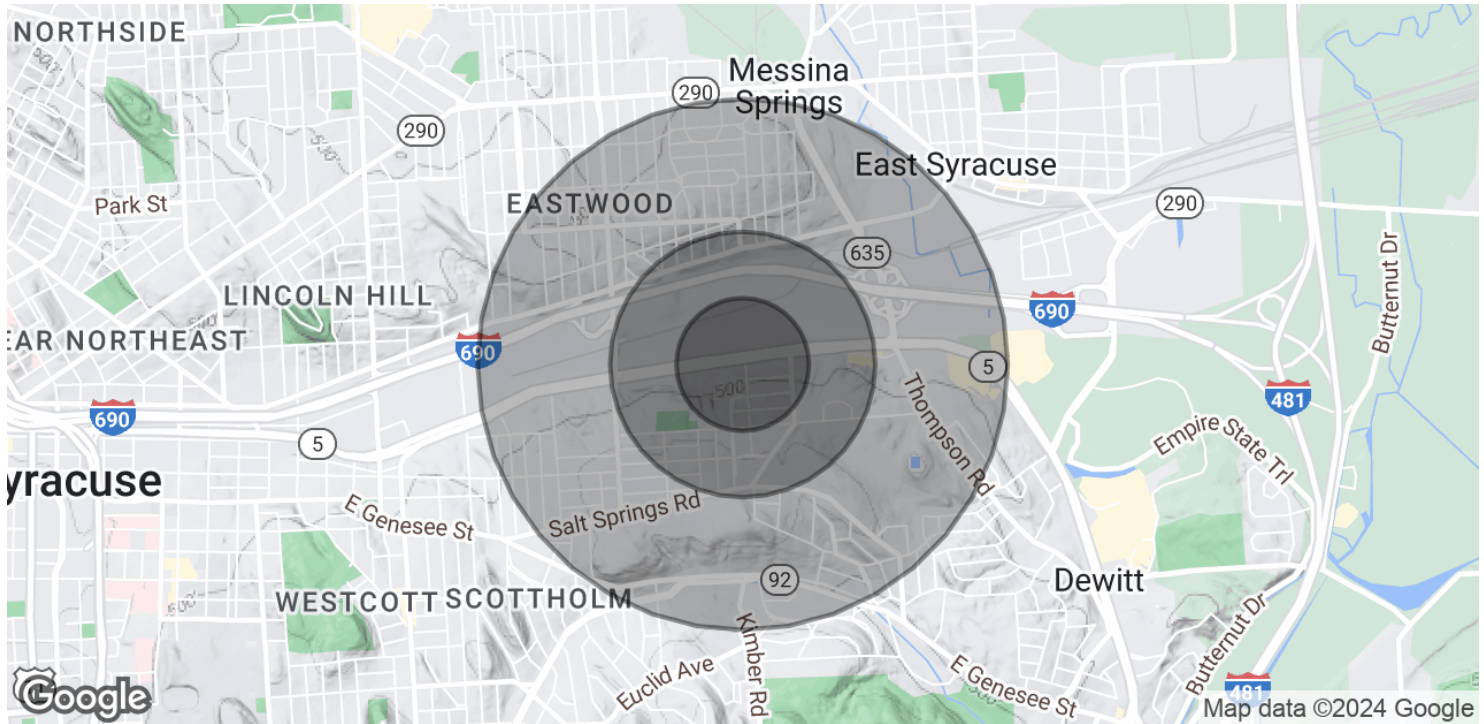
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POPULATION	0.25 MILES	0.5 MILES	1 MILE
Total Population	609	3,120	13,529
Average Age	31.1	34.3	35.3
Average Age (Male)	29.4	30.8	34.8
Average Age (Female)	32.6	34.7	37.4
HOUSEHOLDS & INCOME	0.25 MILES	0.5 MILES	1 MILE
Total Households	292	1,379	6,078
# of Persons per HH	2.1	2.3	2.2
Average HH Income	\$41,819	\$53,911	\$60,388
Average House Value	\$104,355	\$105,454	\$110,666

* Demographic data derived from 2020 ACS - US Census

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