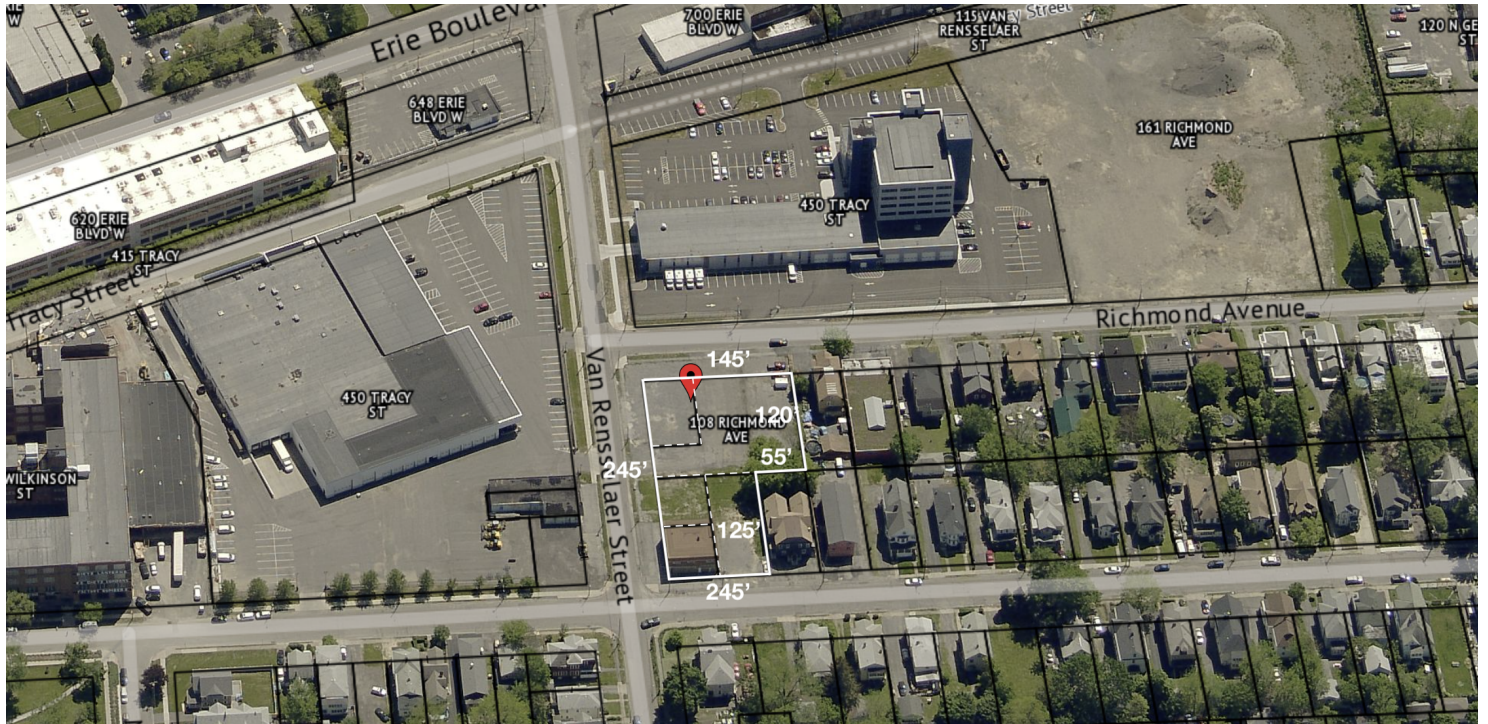


FOR LEASE



BUILD TO SUIT- FLEX, RETAIL, OFFICE

125-131 Van Rensselaer Street, Syracuse, NY 13204



PROPERTY DESCRIPTION

Here is an opportunity to lease a new building built to suit your needs. This RARE .67 Acre Site is located in the heart of the City of Syracuse's Southwest Gateway District. It is ideal for Flex, Office, Distribution or Retail. This parcel spans a full block of VanRensselaer Street between Wilkinson and Richmond St. Easy access to major highways. Located just minutes from Downtown Syracuse.

PROPERTY HIGHLIGHTS

- New Building Built to Suit Your Needs
- 10,000+/- Square Feet Available
- .67 Acre Corner to Corner Parcel
- Full Block of Van Rensselaer Street
- Easy Highway Access to I81 & 690.
- Minutes From Downtown Syracuse
- The City of Syracuse is the 5th most populous city in New York State.

DEMOGRAPHICS	0.25 MILES	0.5 MILES	1 MILE
Total Households	428	1,869	7,571
Total Population	697	3,474	13,579
Average HH Income	\$31,344	\$29,291	\$34,147

OFFERING SUMMARY

Lease Rate:	Negotiable
Available SF:	10,000 SF
Lot Size:	0.67 Acres

TOM LISCHAK, CCIM **JOE DESIDERIO**
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tom@c21bridgeway.comjoe@c21bridgeway.com

CENTURY 21
COMMERCIAL.
Bridgeway Realty

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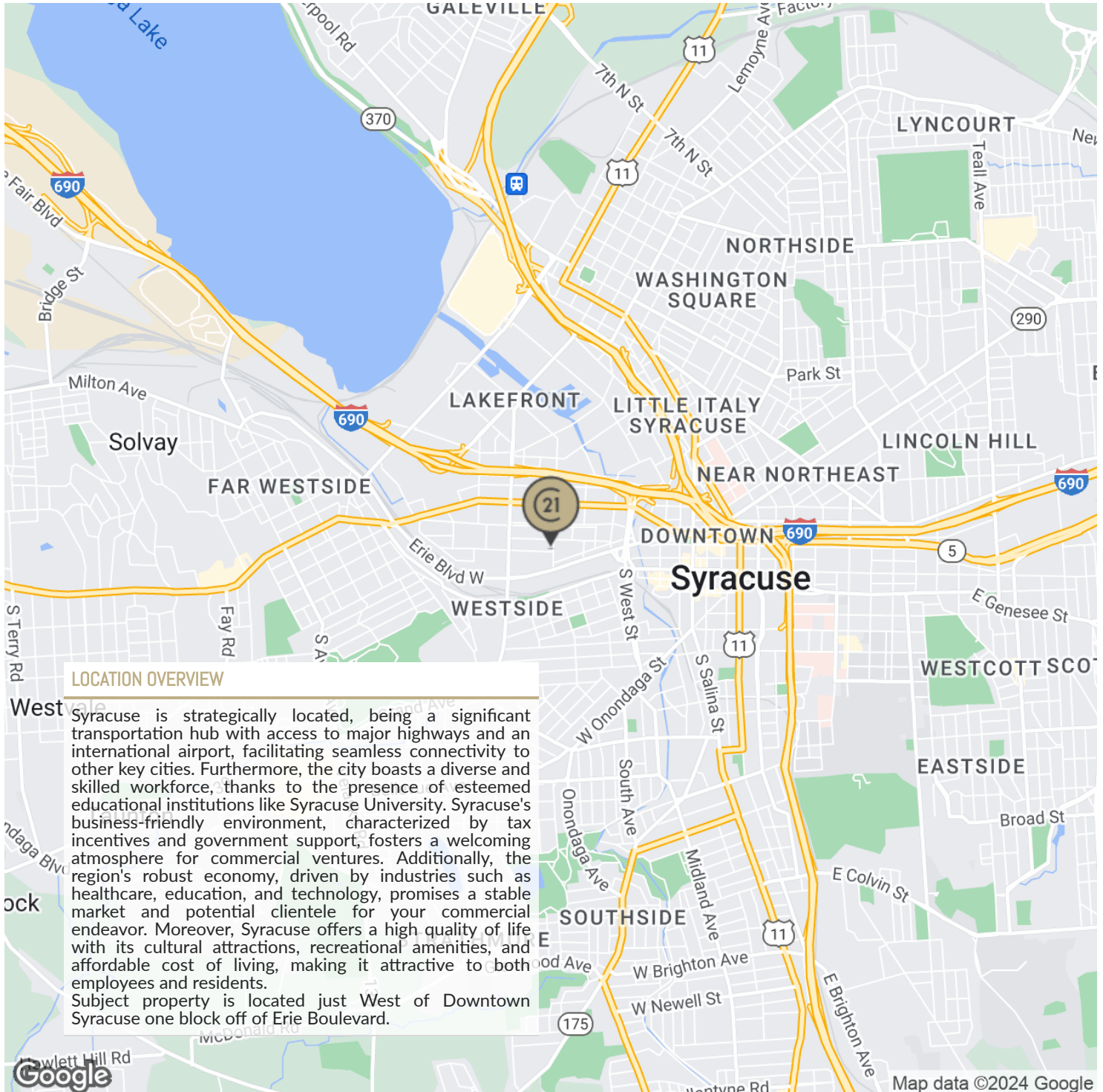
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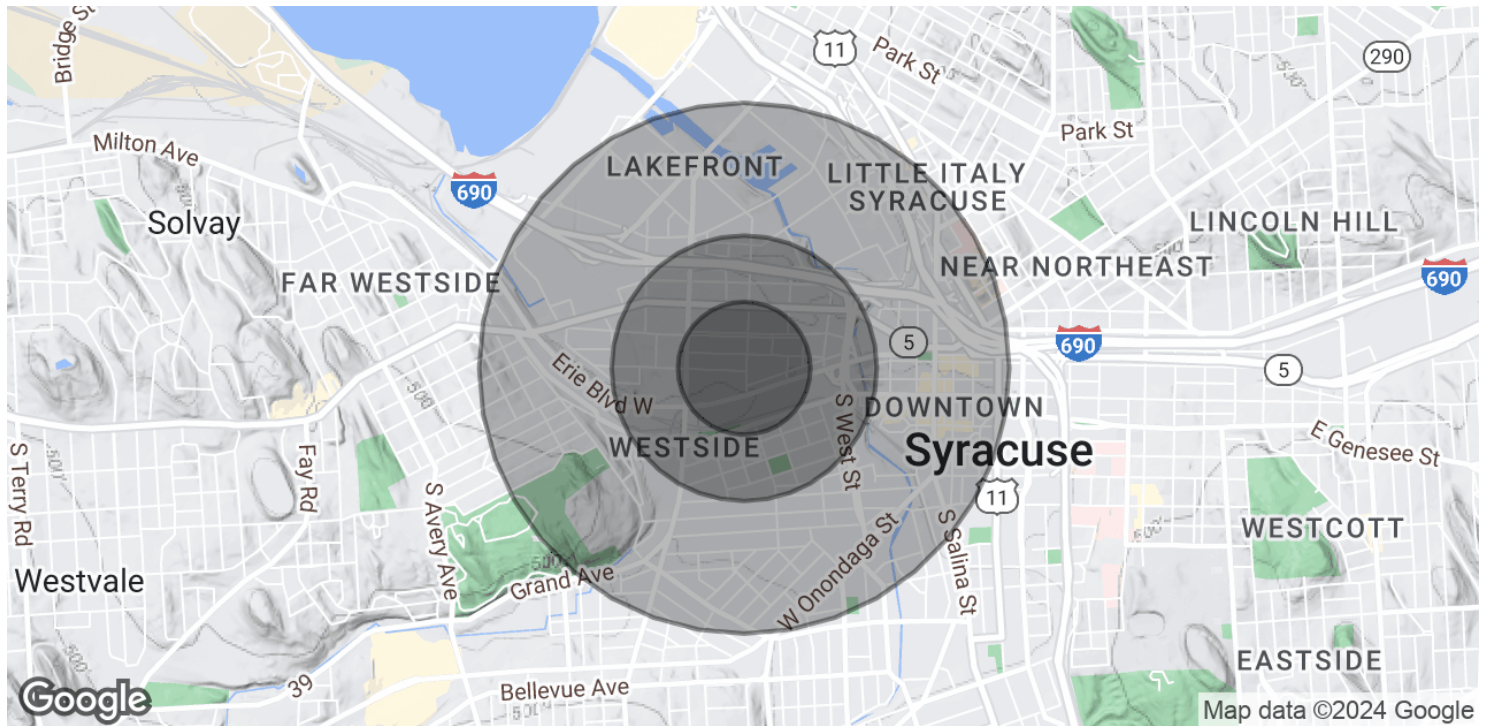
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POPULATION	0.25 MILES	0.5 MILES	1 MILE
Total Population	697	3,474	13,579
Average Age	33.0	29.5	29.7
Average Age (Male)	31.2	34.4	31.3
Average Age (Female)	34.6	30.3	30.0
HOUSEHOLDS & INCOME	0.25 MILES	0.5 MILES	1 MILE
Total Households	428	1,869	7,571
# of Persons per HH	1.6	1.9	1.8
Average HH Income	\$31,344	\$29,291	\$34,147
Average House Value	\$24,868	\$44,075	\$43,815

* Demographic data derived from 2020 ACS - US Census

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