

# TRUCK TIRE SERVICE CENTER BUSINESS

512 State Fair Boulevard, Syracuse, NY 13204



## PROPERTY DESCRIPTION

Cannon Tire and Service Center is a trusted and well-established truck service and tire business located in Syracuse, NY. With a strong reputation for quality and reliability, they have been serving the community for over 30 years. Cannon Tire and Service specializes in a wide range of Large Truck sales and emergency tire service. They have a very loyal customer base including numerous National Accounts. This business comes with the option of leasing the current 4 Bay space long term or merging into another location.

## PROPERTY HIGHLIGHTS

- Turn-Key Truck Tire Business
- National Accounts
- Loyal Customer Base
- Includes Shop Equipment
- Long Term Lease
- Great location near Destiny USA.
- Directly in front of 690 West On Ramp. High Traffic count.
- 1 Mile to Destiny USA, 0.4 Miles to Erie Blvd. West.
- 5 Minutes to NYS Thruway 1-90.

### OFFERING SUMMARY

Sale Price:	\$695,000
Lot Size:	0.53 Acres
Building Size:	4,000 SF
NOI:	\$36,007.14
Cap Rate:	5.18%

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	4,403	52,119	104,123
Total Population	7,904	109,749	221,178
Average HH Income	\$45,941	\$49,253	\$56,359

**TOM LISCHAK, CCIM**

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**CENTURY 21  
COMMERCIAL.**  
Bridgeway Realty



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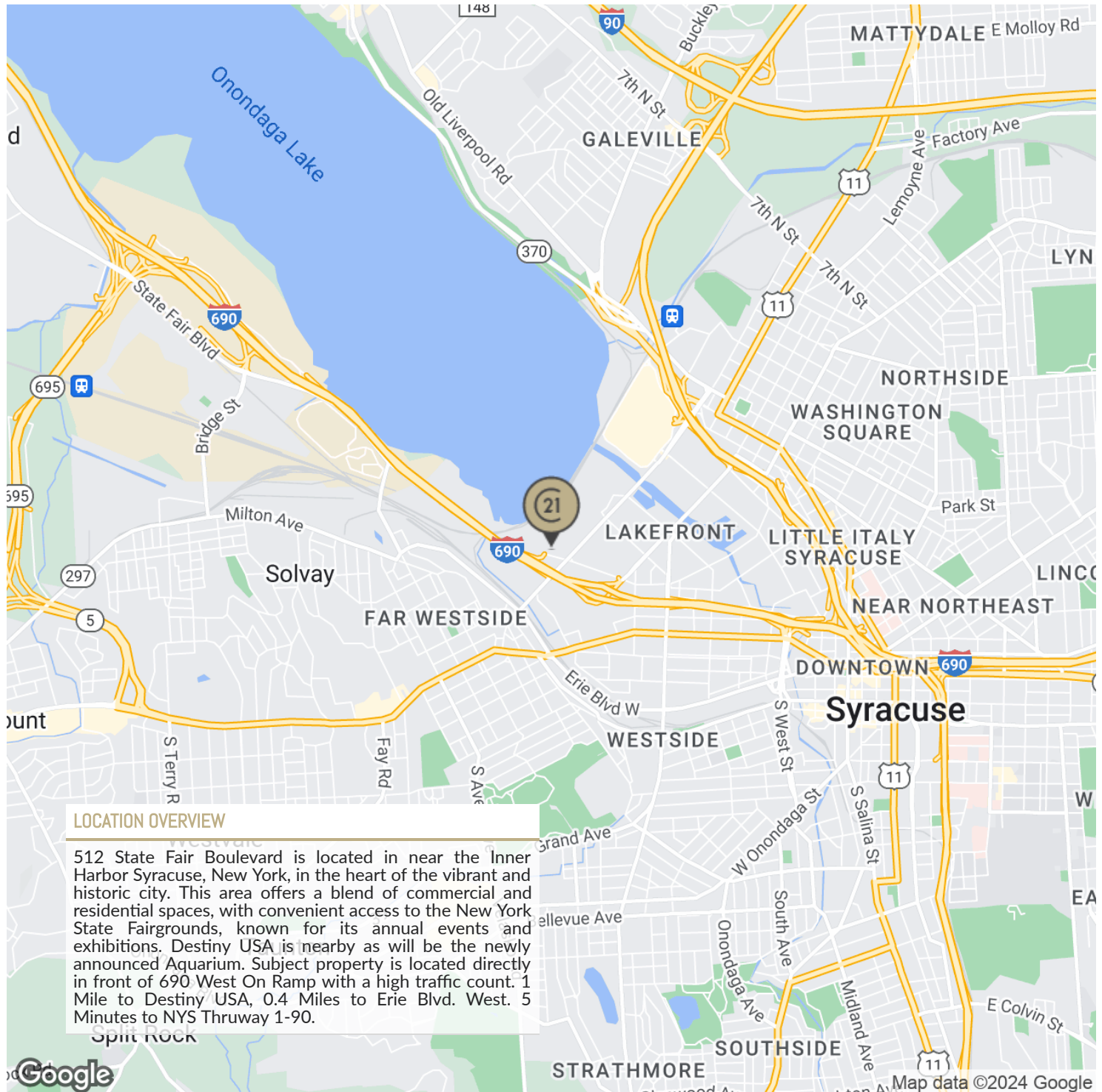
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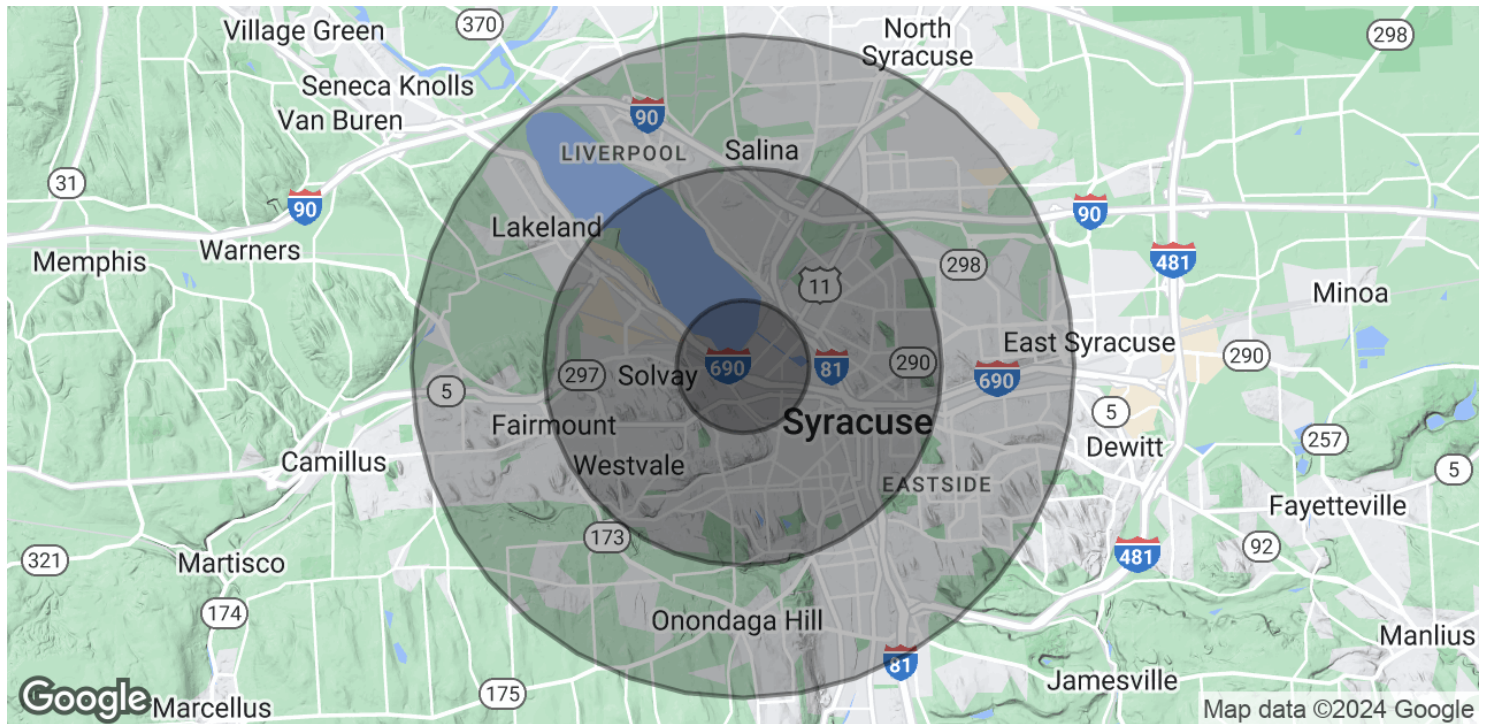
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# CANNON TIRE SERVICE & REPAIR

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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	7,904	109,749	221,178
Average Age	34.1	35.4	37.0
Average Age (Male)	35.3	33.9	35.8
Average Age (Female)	34.3	37.3	38.8
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	4,403	52,119	104,123
# of Persons per HH	1.8	2.1	2.1
Average HH Income	\$45,941	\$49,253	\$56,359
Average House Value	\$92,287	\$93,800	\$111,721

\* Demographic data derived from 2020 ACS - US Census

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