



FOR LEASE

**CENTURY 21  
COMMERCIAL.**

Bridgeway Realty

**PRIME CORNER LOCATION- NOW AVAILABLE FOR SALE!**

4603 E Genesee Street, Syracuse, NY 13214

**TOM LISCHAK, CCIM**

315.430.0443

[tom@c21bridgeway.com](mailto:tom@c21bridgeway.com)



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### OFFERING SUMMARY

Available SF:

Lease Rate: Negotiable

Taxes: \$15,727 annual

Lot Size: 0.75 Acres

Year Built: 1970

Building Size: 3,048 SF

Traffic Count: 35,160

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### PROPERTY OVERVIEW

Rare opportunity to Lease a Restaurant Facility on a Prime Corner in the Eastern Suburbs of Syracuse, New York. This 3,048+/- SF restaurant was a former iHop for nearly 30 years. It can easily be converted to many other uses. Building is situated on a .75+/- Acre parcel. Long term lease available.

### PROPERTY HIGHLIGHTS

- 3,048+/- SF Restaurant | Former iHop
- Prime Corner Location
- Highly Visible Site- Situated on .75 Acres
- Close to Major Highways
- Long Term Lease Available

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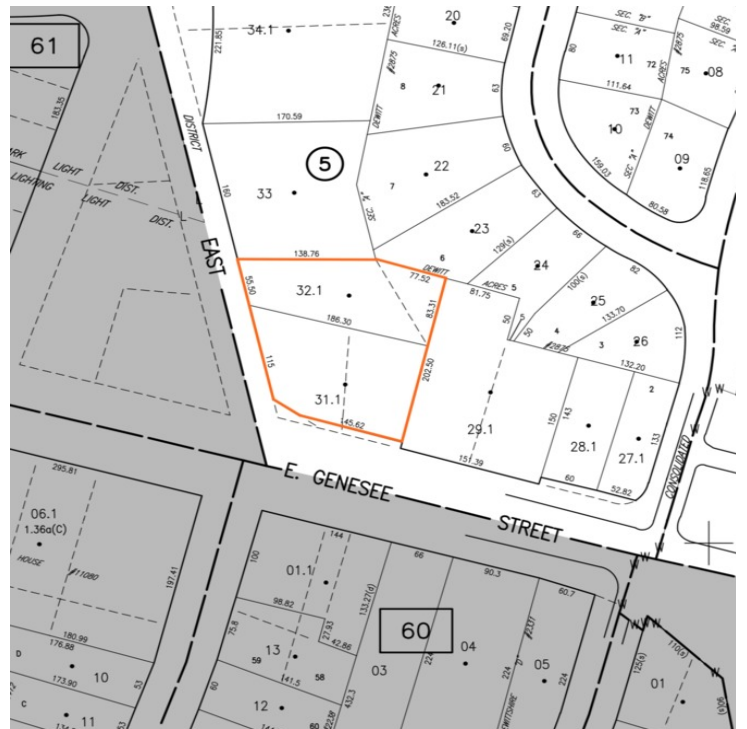


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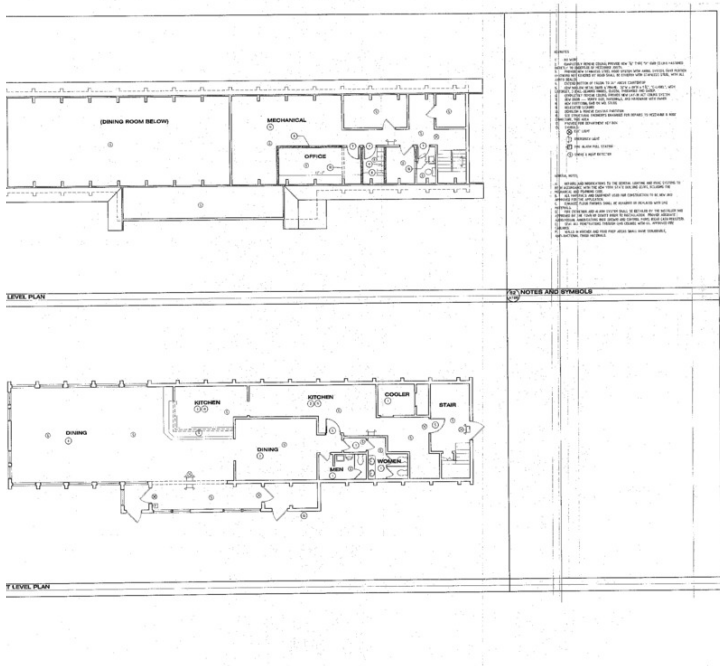
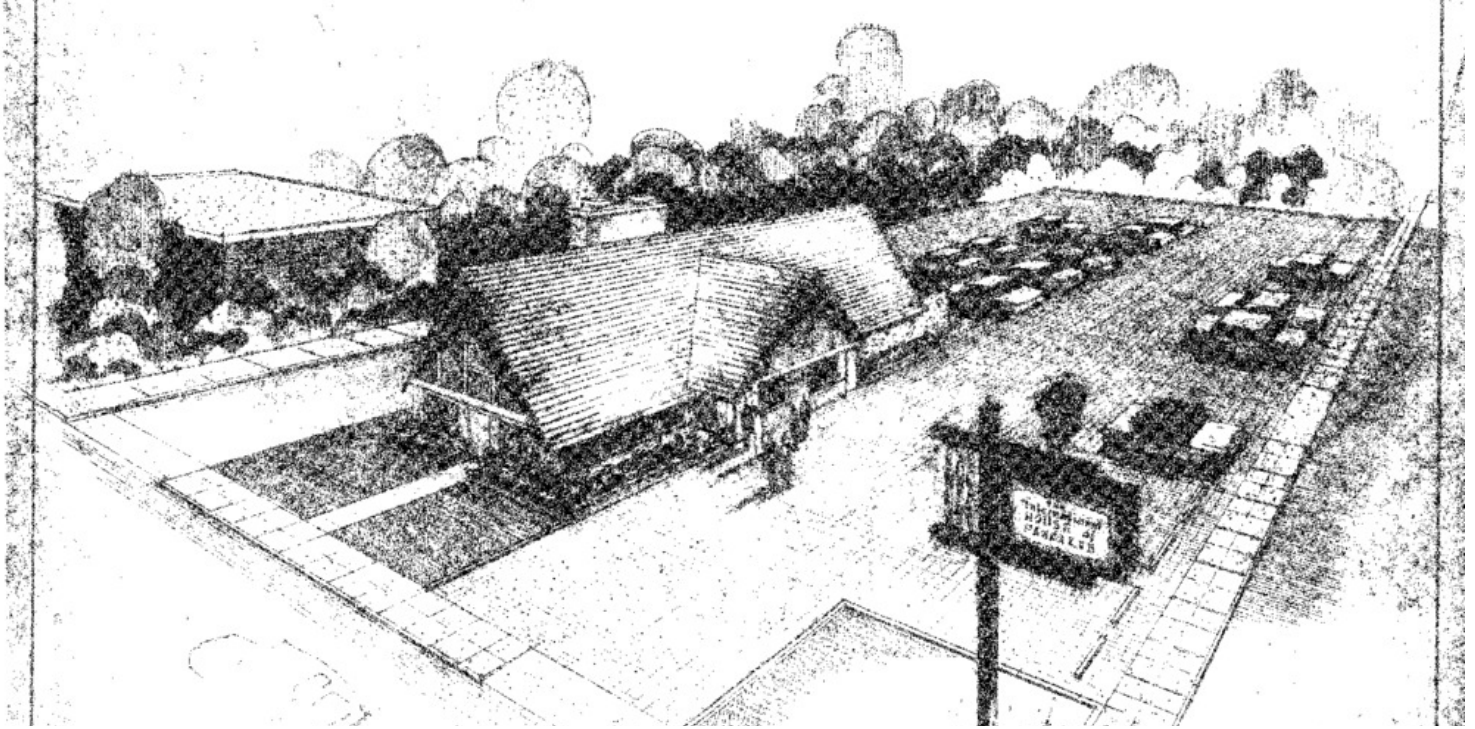


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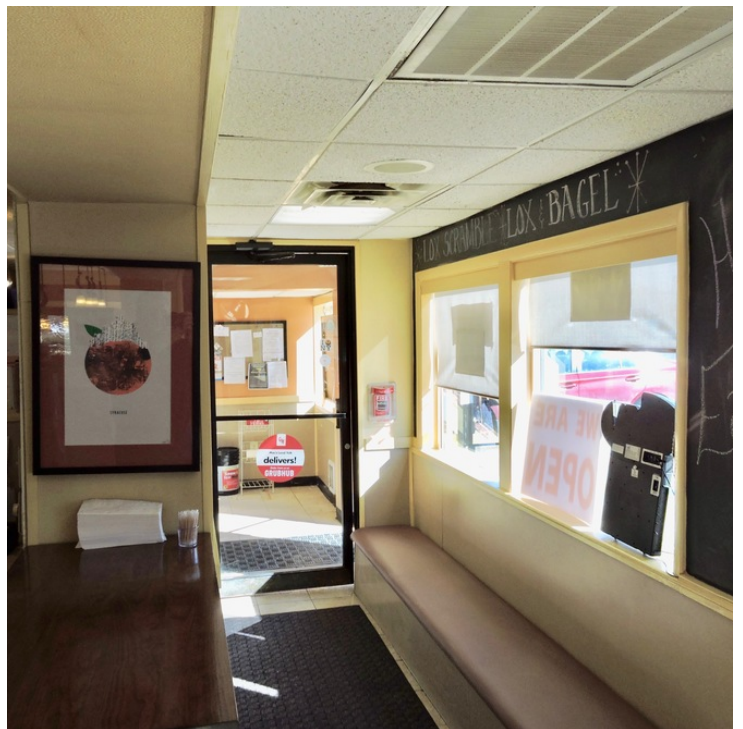


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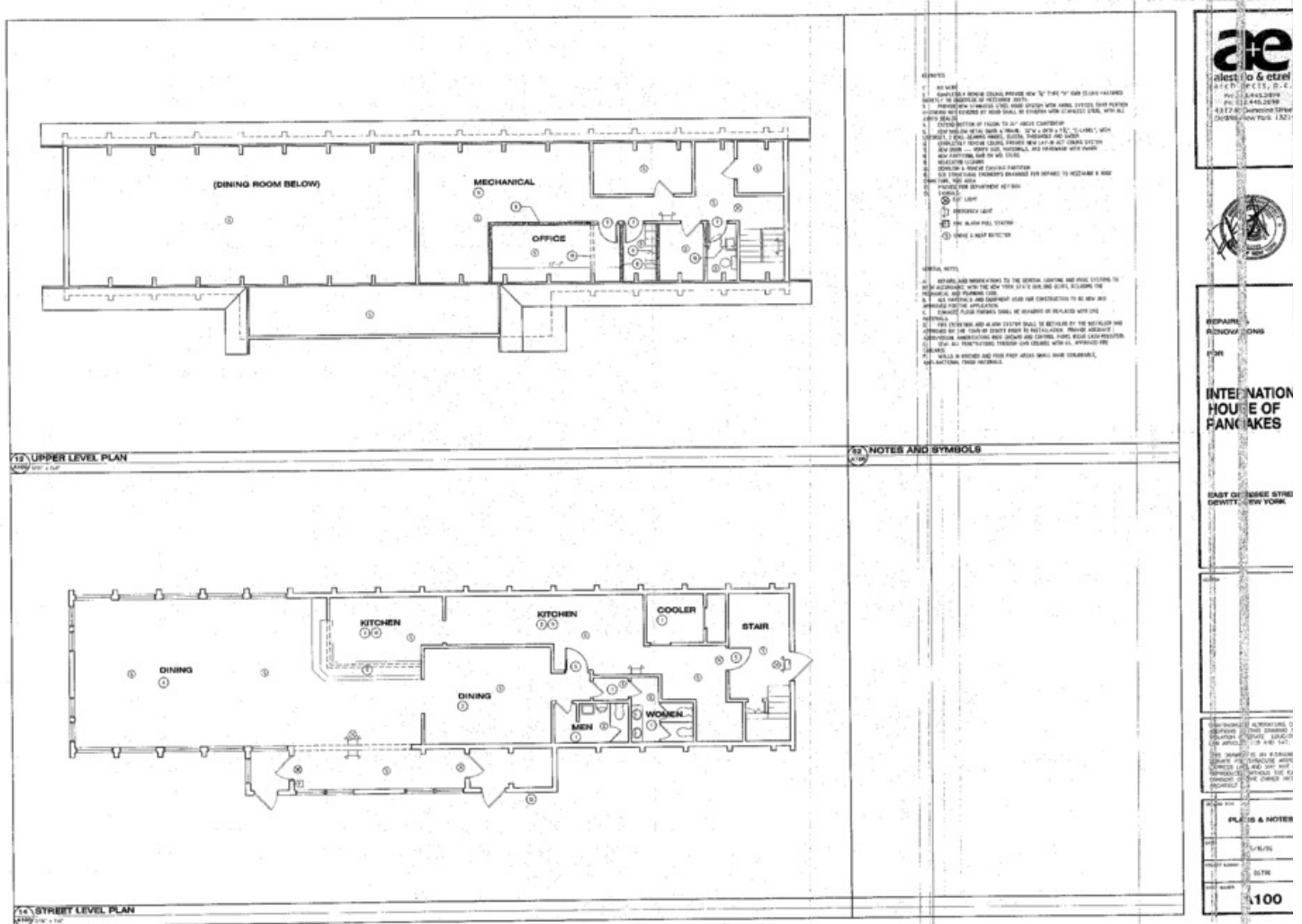


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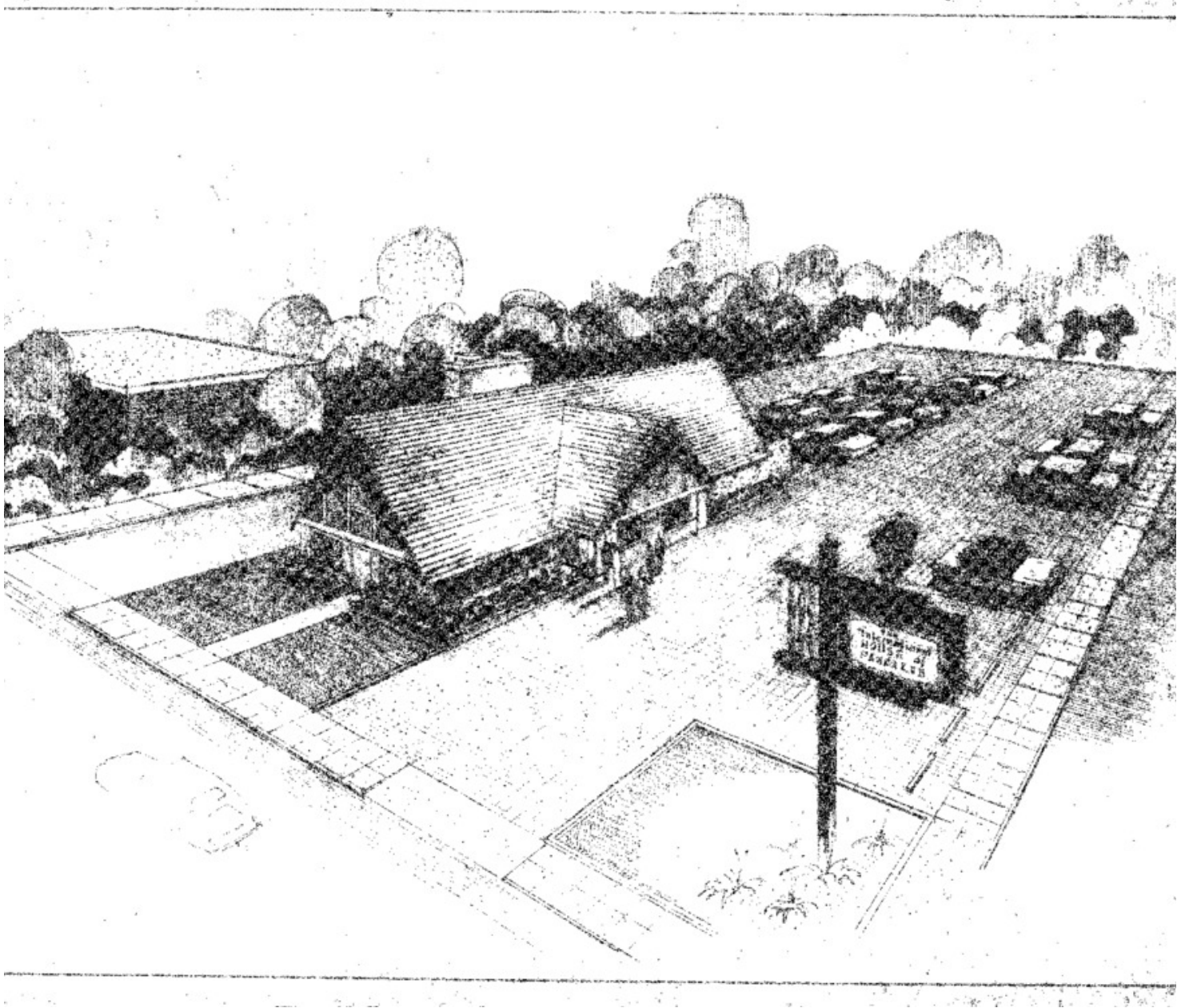


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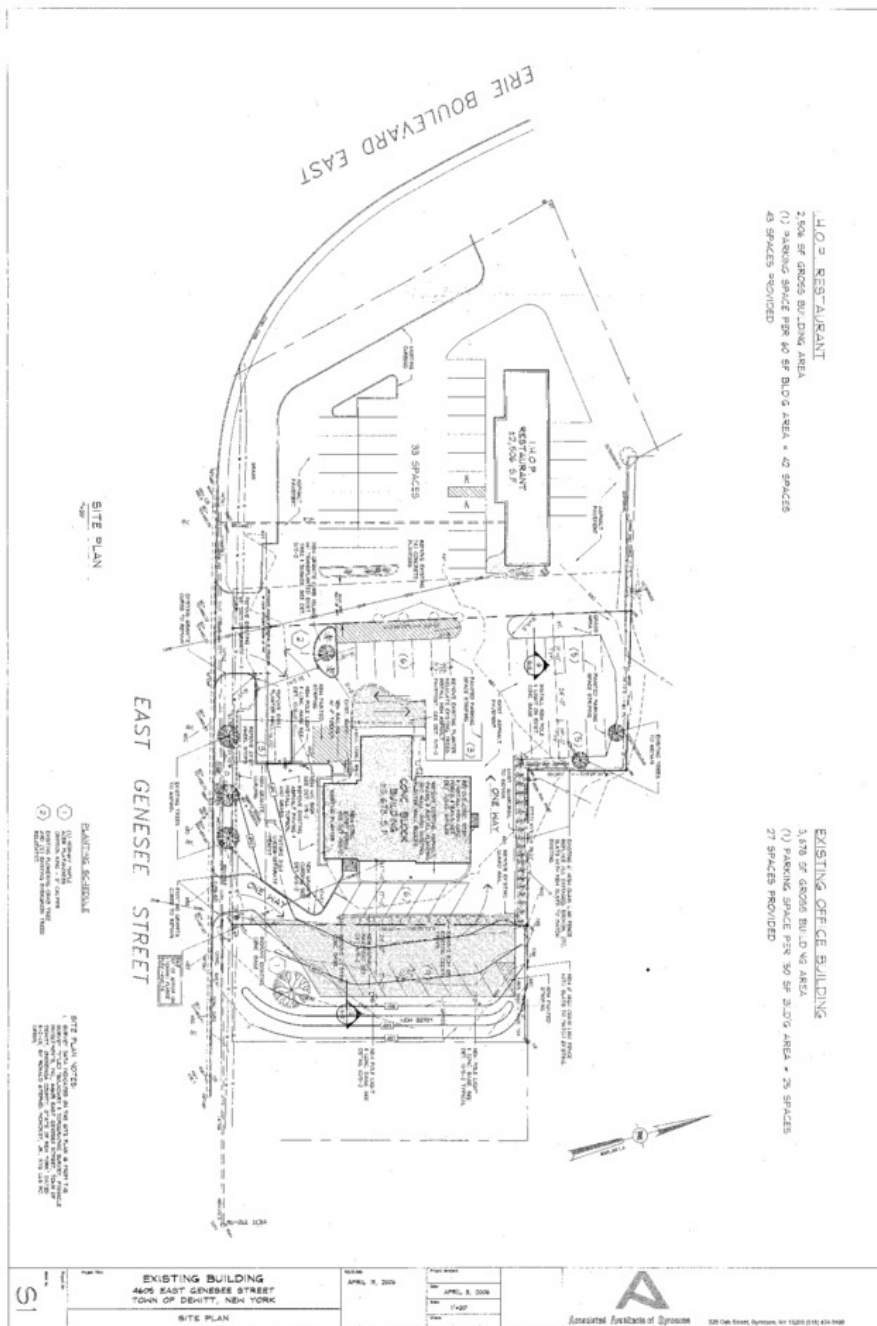


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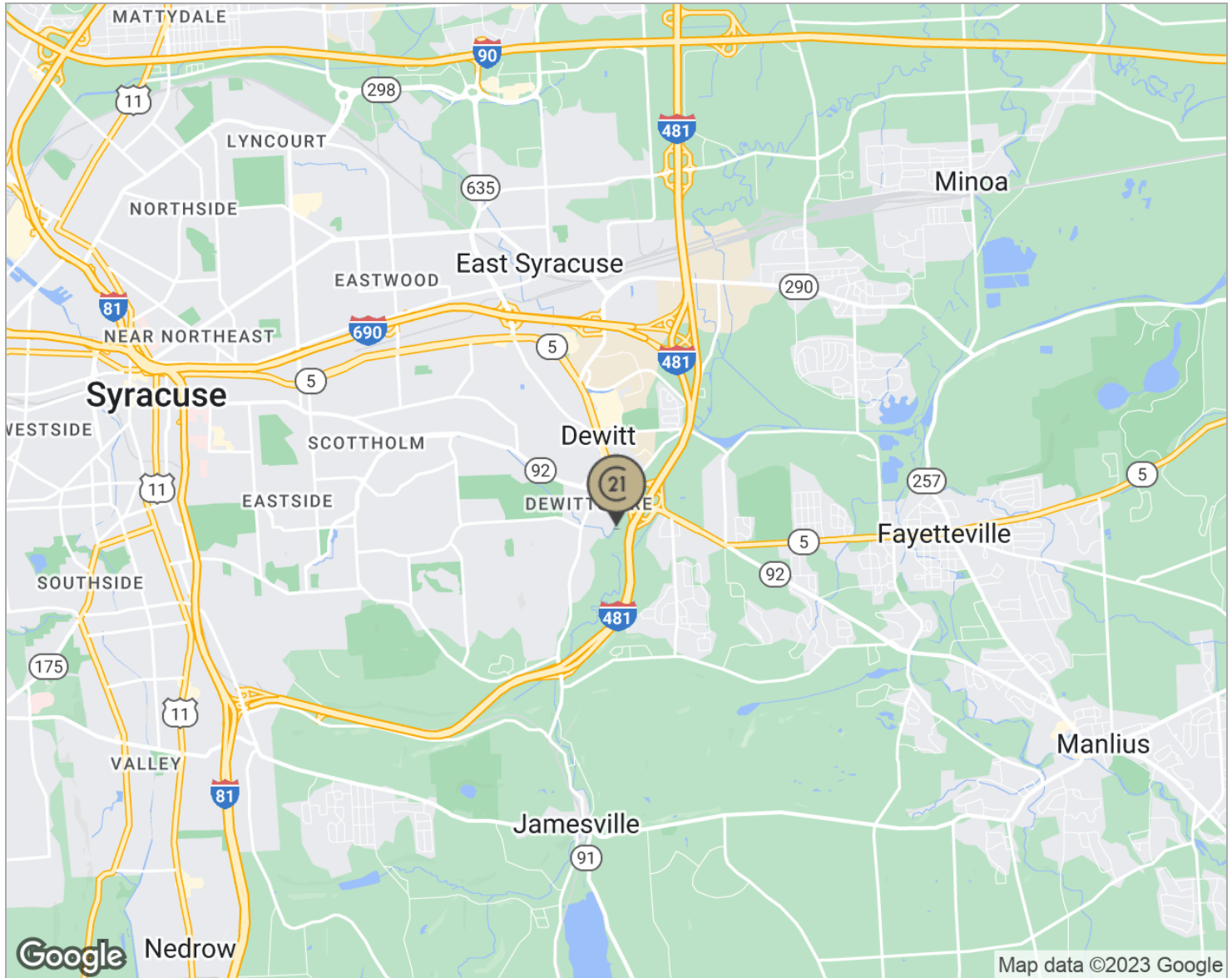


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### LOCATION DESCRIPTION

Prime Corner, E Genesee St. & Erie Blvd. Great traffic counts on both E. Genesee Street and Erie Blvd. East. Site has Excellent Visibility and Close to Major Highways.

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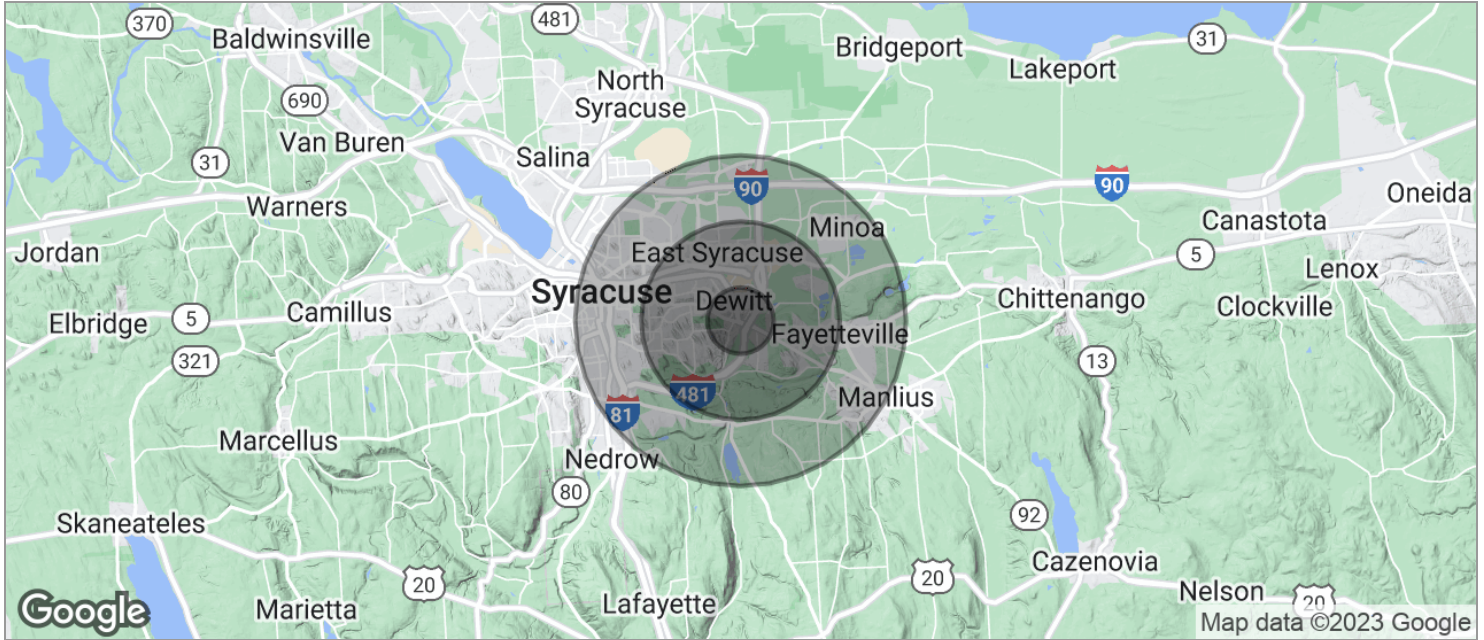


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POPULATION	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	3,427	36,935	122,614
MEDIAN AGE	41.5	41.8	37.2
MEDIAN AGE (MALE)	40.7	40.0	35.2
MEDIAN AGE (FEMALE)	42.4	43.6	39.2
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	1,346	15,142	48,025
# OF PERSONS PER HH	2.5	2.4	2.6
AVERAGE HH INCOME	\$96,685	\$86,438	\$69,117
AVERAGE HOUSE VALUE	\$257,343	\$195,130	\$171,599

\* Demographic data derived from 2020 ACS - US Census

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