

**FOR LEASE**
**240 West Seneca Street**
**Manlius, New York 13104**
**6,000 – 9,400± SF Office/Retail Available**
**Property Highlights**

- Limestone Commons in the Village of Manlius
- 9,400± SF former Fairway P.T. who has relocated to a different space within the plaza
- Space was built out a few years ago with great finishes
- 6,000± SF, 20 plus private offices with large reception/waiting area, conference room, kitchenette, restrooms with showers and lockers; 3,400± SF wide open (currently a running track) for bullpen or continue as a health club
- Office/medical/health club or retail uses
- Join other medical/professionals, Fairway P.T., Oviatt Hearing, Geddes Saving Bank
- Plenty of parking
- Great customer base and demographics in the village Manlius

Demographic	1 Mile	3 Miles	5 Miles
Population	5,405	22,334	37,717
Households	2,267	9,067	15,000
Average Income	\$103,262	\$113,269	\$110,796
Daytime Employees	3,416	7764	19,053
Source: ESRI Business Analyst 2011			

Traffic Counts	
West Seneca Street	25,980 AADT
Source: NYS DOT	

**LIMESTONE COMMONS – UNIT 2**


For more information, please contact:

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**Reception/Waiting Area**



**Kitchenette**



**Reception/Waiting Area**



**Restroom with Shower and Lockers**



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**Wide Open Area**



**Typical Private Office/Treatment Room**

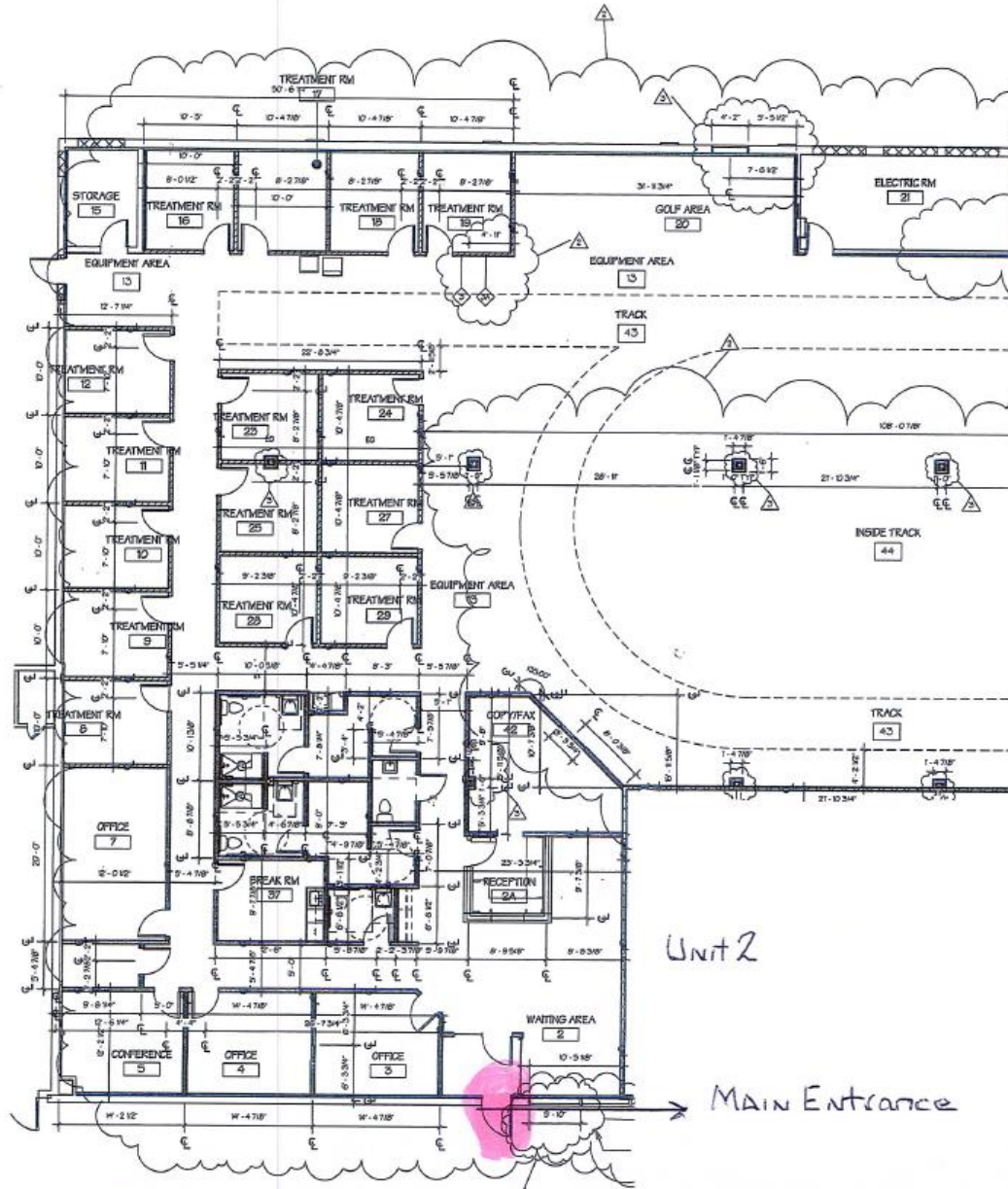


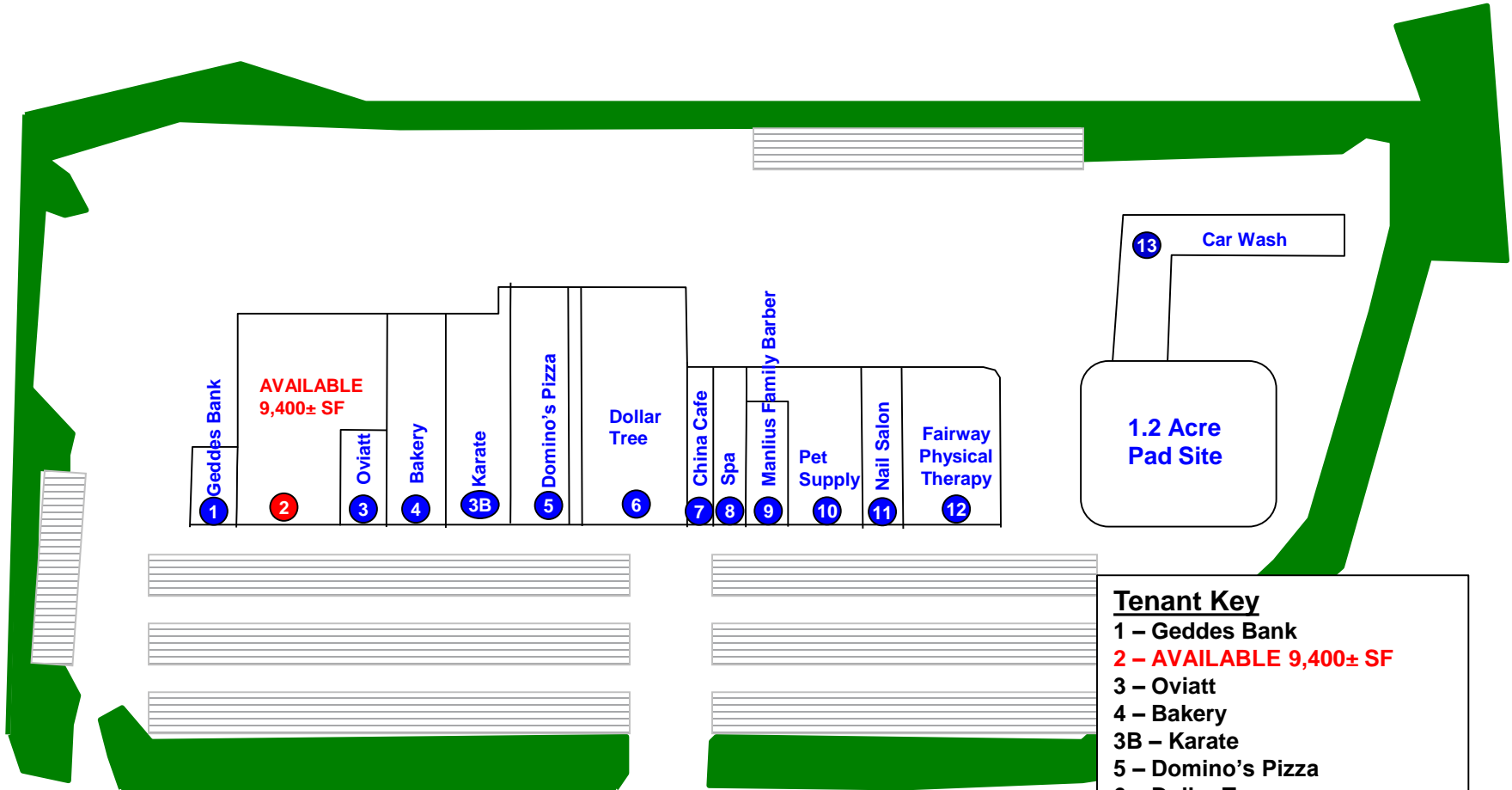
**Conference Room**



**Private Office**

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**Tenant Key**

- 1 - Geddes Bank
- 2 - AVAILABLE 9,400± SF
- 3 - Oviatt
- 4 - Bakery
- 3B - Karate
- 5 - Domino's Pizza
- 6 - Dollar Tree
- 7 - China Café
- 8 - Spa
- 9 - Manlius Family Barber
- 10 - Pet Supply
- 11 - Nail Salon
- 12 - Fairway Physical Therapy
- 13 - Car Wash

Current tenant key