

**FOR SALE**
**6452-6456 Collamer Road**

East Syracuse, New York 13057

**A MUST SEE!!! ALL REASONABLE OFFERS CONSIDERED**


## 6,500± SF Renovated Barn with Beautiful Addition, Plus a Two-Family House with Great Income

### Property Highlights

- Great potential for residential with your business!
- A very versatile property with many possible uses!! Retail, office, apartments, classes ( art, cooking, yoga, etc.), creative spaces!!!
- Multiple floors with both contemporary and rustic looks
- Currently a shop, showroom, event area(s), studio
- Situated on 1.30± acres with great frontage, a very nice setting and good parking (~35 spaces) (adjacent land available)
- Additionally a two story house with two separate apartments with separate utilities
- Office parks, many businesses, hotels, etc, very near
- Feels like country but so convenient to I-481 and I-90 (NYS Thruway)

Demographic	3 Miles	5 Miles	10 Miles
Population	23,967	135,815	377,233
Households	11,055	57,159	151,930
Average Income	\$60,695	\$64,331	\$75,901
Daytime Employees	38,771	102,192	258,942
Source: ESRI Business Analyst 2019			

Traffic Counts	
Collamer Road	7,585 AADT
Northern Blvd	15,512 AADT
East Molloy Road	10,160 AADT
NYS Thruway	27,796 AADT
Source: NYS DOT 2016	

For more information, please contact:

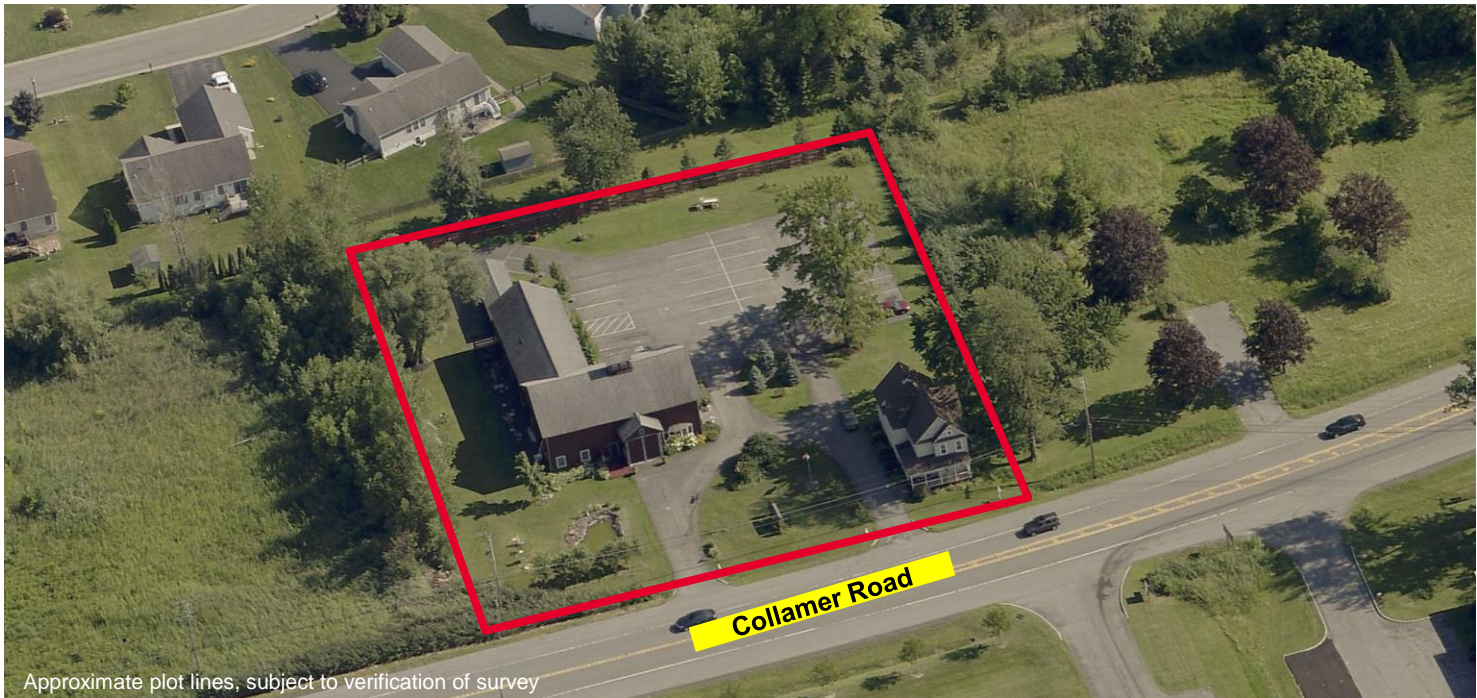
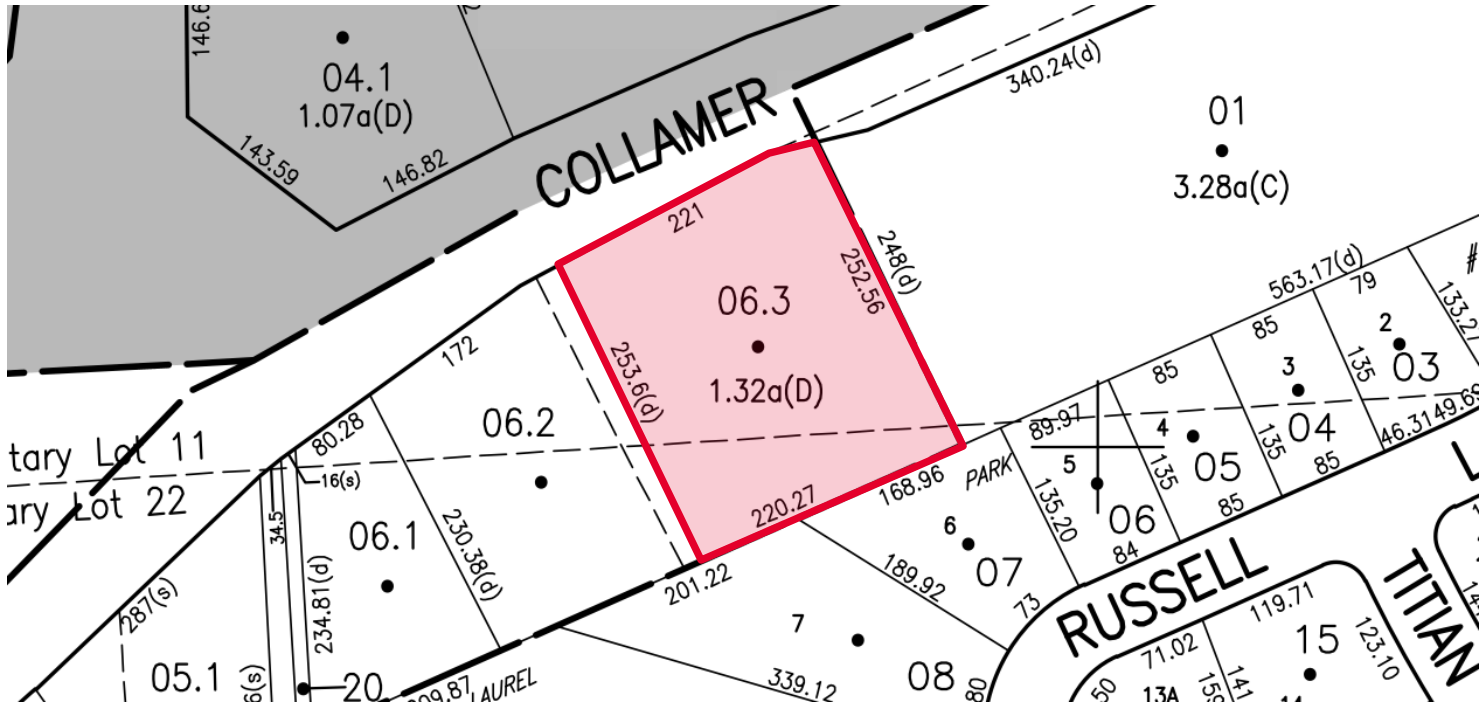
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Approximate plot lines, subject to verification of survey



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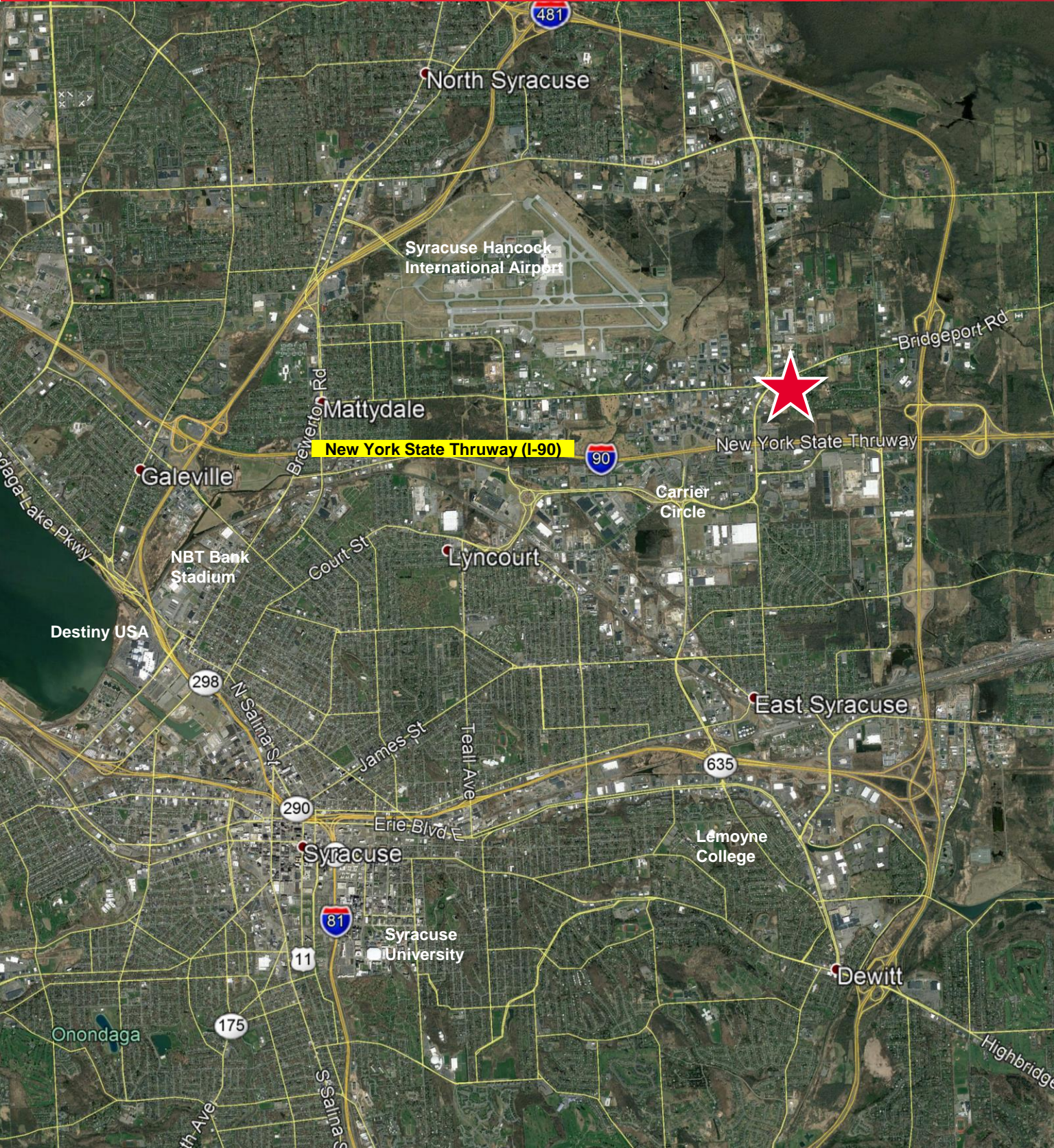
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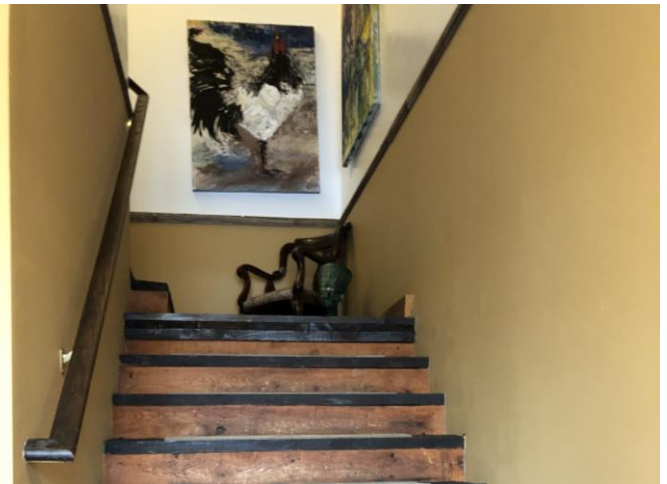
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