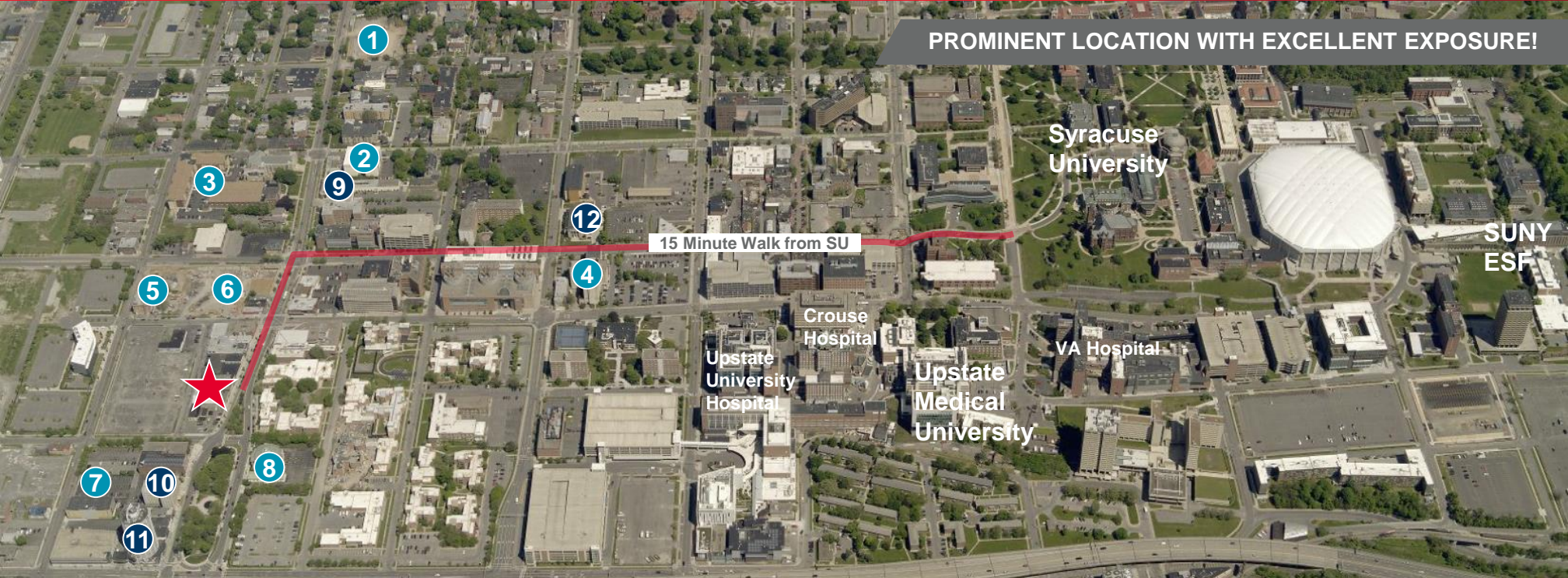


FOR SALE

811 East Genesee Street
Syracuse, New York 13210



PROMINENT LOCATION WITH EXCELLENT EXPOSURE!

5,944± SF Building Available for Sale

Property Highlights

- **Mixed use opportunity!** Ground floor commercial with second floor available for residential (four units)
- Close proximity to Syracuse University, SUNY ESF and Upstate Medical University
- On site, off street parking available
- Recent investment in University Hill Area as of 2018 equals \$500 million; additional projects to be initiated prior to 2020 will total \$350 million
- Recent development has added an additional 1,500 new residents within 0.2 miles of the subject property
- Located on heavily traveled E. Genesee St. corridor
- Easily accessible with convenient ingress/egress to all major roadways

Student Housing

- 1 505 on Walnut 363
- 2 U-Point 54
- 3 Copper Beach Commons 133
- 4 Rosewood 94
- 5 Sylvester Building 42
- 6 Theory Syracuse 604
- 7 Fayette Place 36
- 8 728 E. Genesee St. 161

Units

Hotels

- 9 Genesee Grande 75
- 10 Parkview Hotel 83
- 11 Crowne Plaza 280
- 12 Hotel Skyler 58

Rooms

For more information, please contact:

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Real Estate Salesperson
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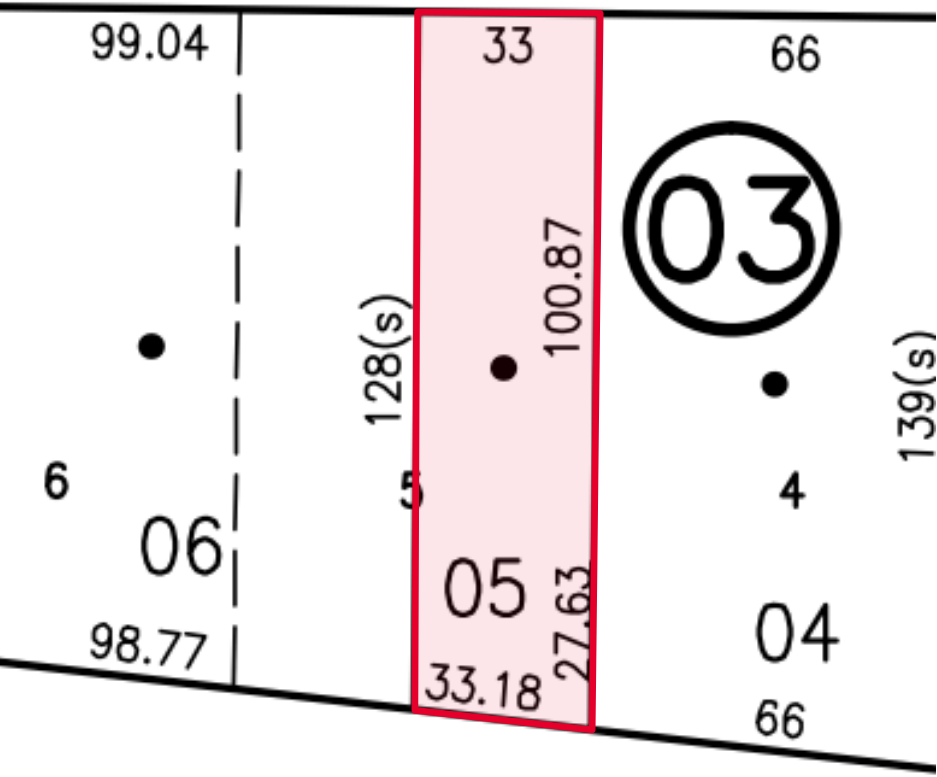
5786 Widewaters Pkwy, P.O. Box 3
Syracuse, New York 13214
phone: +1 315 445 1030

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FOR SALE

811 East Genesee Street
Syracuse, New York 13210

ON



Traffic Counts	
East Genesee Street	6,806 AADT
I-81	88,347 AADT
Source: NYS DOT 2015	

Demographic	0.5 Mile	1 Mile	2 Miles
Population	6,599	28,164	91,644
Households	2,527	10,287	35,098
Average Income	\$39,579	\$77,221	\$98,161
Daytime Employees	868	2,729	4,388
Source: ESRI Business Analyst 2017			