



EXCELLENT VILLAGE LOCATION!

8,583± SF Retail/Residential Site

Property Highlights

- Fully occupied
- Excellent exposure/location
- One of the few village retail with 56± car parking on site
- Owner will require non-disclosure/confidentiality agreement for financial diligence
- Mixed-use retail/residential
- Possible pad site
- Multiple ingress/egress to site

Demographic	1 Mile	3 Miles	5 Miles
Population	6,372	22,583	36,585
Households	2,807	9,161	14,587
Average Income	\$115,321	\$133,753	\$130,120
Daytime Employees	3,553	6,783	15,772
Source: ESRI Business Analyst 2017			

Traffic Counts	
East Seneca Street	26,035 AADT
Fayette Street	23,230 AADT
Source: NYS DOT 2015	

For more information, please contact:

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FOR SALE

117 East Seneca Street

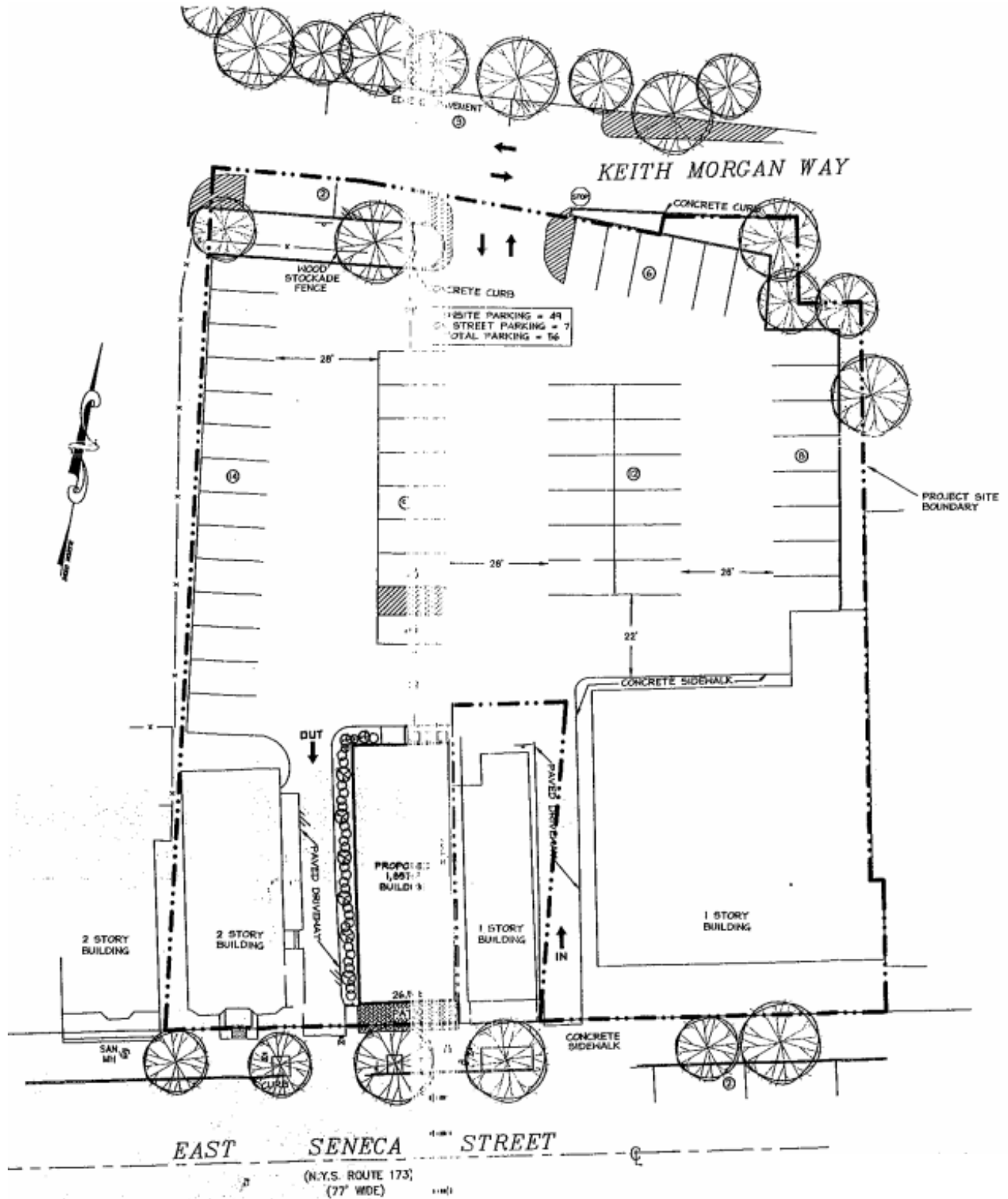
Manlius, New York 13104



Residential Building Included in Sale



Parking Lot in Rear – Approximately 56 Car Parking



Retail Section Floor Sketch

