



## PROPERTY FEATURES

- Prominent Erie Boulevard East Property of 3,810 +/- SF
- One-story, masonry building of 12 offices/exam rooms, kitchen and reception area
- Consisting of 16 parking spaces on a 0.43 acre lot
- Perfect for office, retail, medical and many more uses
- Opposite Price Chipper & Fuccillo Hyundai of Syracuse
- Easy access to I-690 via Midler Road interchange
- Easy, safe turns from either direction on Erie Boulevard
- New Erie Canalway Trail being finished with new sidewalks and bike lanes from Dewitt to Camillus

### CONTACT EXCLUSIVE AGENT:

**Richard T. Robb**

*Licensed Real Estate Salesperson*

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### SUTTON REAL ESTATE COMPANY

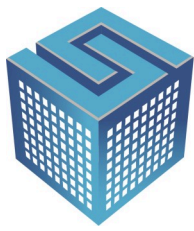
525 Plum Street, Suite 100

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**SUTTON**  
REAL ESTATE COMPANY

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## ERIE CANALWAY TRAIL—ONONDAGA COUNTY

***Trailmania in CNY: 14 miles***  
***\$36 million connection finished fall 2020***

Planning for closing a significant gap between Camillus and Dewitt has progressed, with plans finalized to construct an off-road trail between Camillus and the Onondaga Lake Trail by December 2020. This project will link downtown Syracuse and the NYS Fairgrounds to the overall Empire State Trail. In February 2018, plans to construct a trail in the median of Erie Boulevard in Syracuse and Dewitt were announced.



## DEMOGRAPHICS

	1 Mile	3 Mile	5 Mile
<b>Population</b>	14,7770	110,870	198,480
<b>Households</b>	6,180	44,020	79,270
<b>Household Income</b>	\$61,650	\$60,630	\$52,140
<b>Businesses</b>	457	8,498	13,021
<b>Employees</b>	5,790	121,420	185,450

Source: CoStar Realty 2020

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