

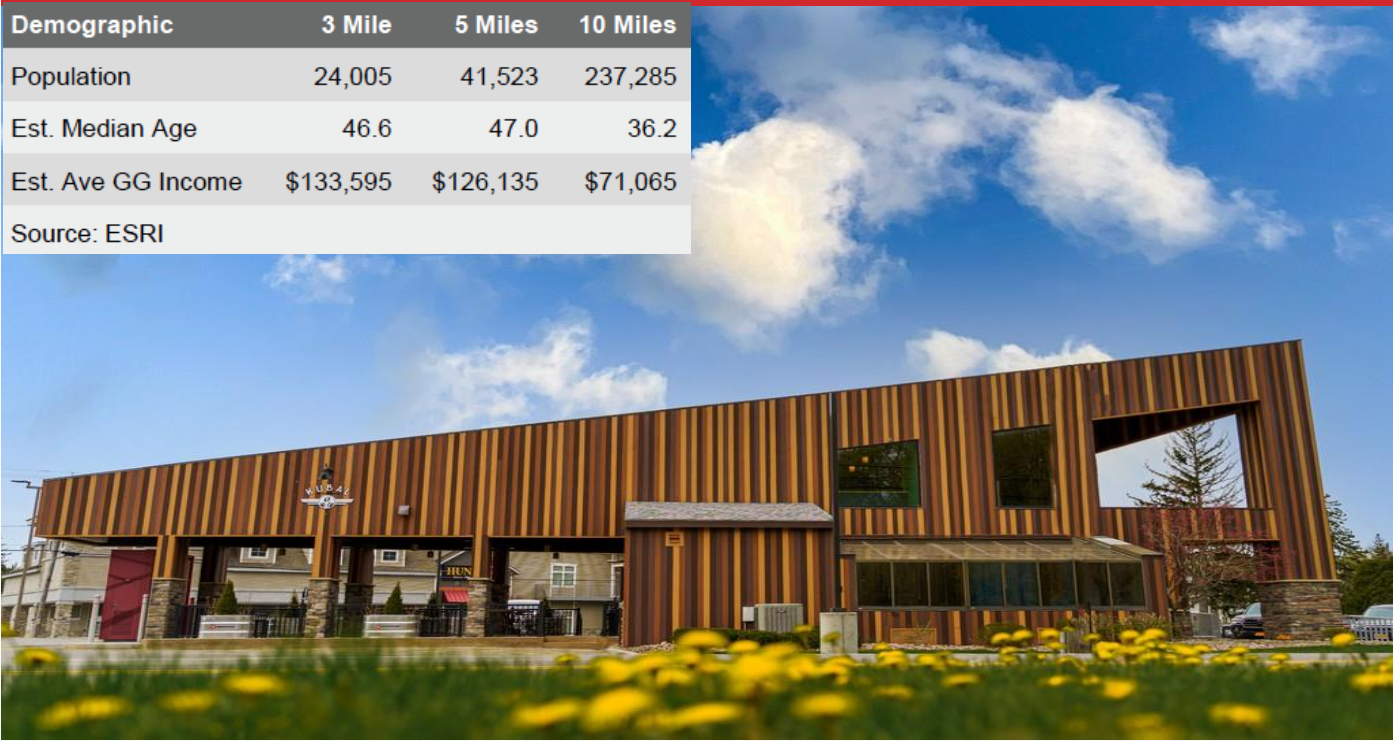
**FORMER CAFÉ  
343 FAYETTE ST.  
MANLIUS, NY 13104**

**AVAILABLE FOR LEASE OR SALE: 2,461 SF**

**BASE RENT: \$4,100 + NNN**

Demographic	3 Mile	5 Miles	10 Miles
Population	24,005	41,523	237,285
Est. Median Age	46.6	47.0	36.2
Est. Ave GG Income	\$133,595	\$126,135	\$71,065

Source: ESRI



## Property Highlights:

- ❖ 2 stories and outdoor seating
- ❖ Excellent signage already in place on both Fayette St & Fayetteville-Manlius Rd.
- ❖ Patio Area & Walk Up!
- ❖ Situated on Highly Visible V-Intersection
- ❖ Located next to major national tenants such as Key Bank, Chase Bank, Hunt Real Estate, CVS Pharmacy, Starbucks & New Taco Bell Cantina
- ❖ Zoned business professional / office / retail
- ❖ Bank of America Drive Up ATM on site

## EXCELLENT EXPOSURE IN THE HEART OF MANLIUS!

No representation, warranty, or guarantee, expressed or implied or by operation of law, is made as to the accuracy, reliability, or completeness of this information. This material is submitted subject to errors, omissions, changes, prior sales or withdrawals without notice

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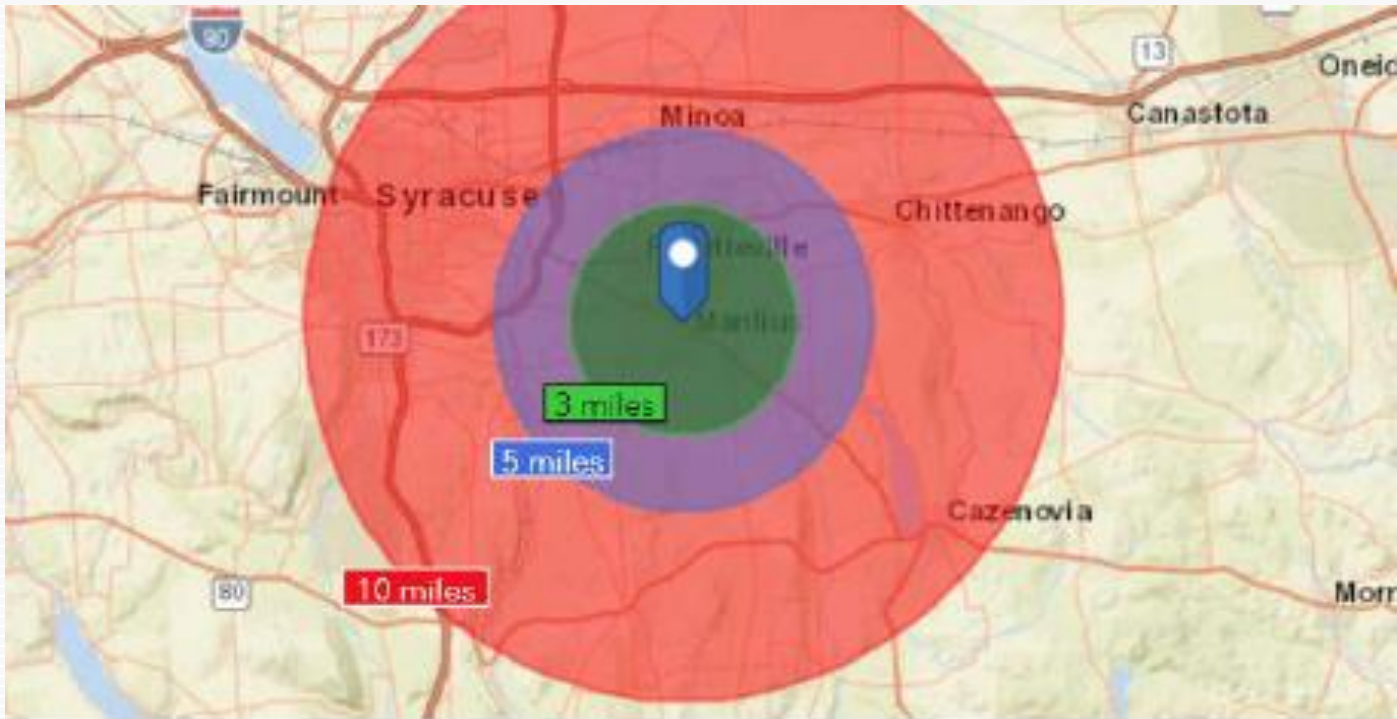
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## **AREA MAPS**

**.65 Acre Site**



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