

FOR LEASE

3906 BREWERTON RD, NORTH SYRACUSE, NY 13212

REDEVELOPMENT/REPURPOSING OPPORTUNITY

AVAILABLE: 5,476 SF - \$18 NNN

(Lease Rate may vary based on square footage and/or Landlord Contributions)

SIDE WING OF BUILDING DRIVE THRU OPPORTUNITY!



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.

David C. Muraco
CEO
Empire Management of CNY, Inc.
112 S. Burdick St, Fayetteville, NY 13066

Empire
Mgt. Co.

Office: (315) 445-8990
Cell: (315) 420-0735
Email: dcmuraco@empiremgtco.com
www.empiremgtco.com

LEASING INFORMATION & PROPERTY HIGHLIGHTS











- 30,000 average daily traffic count (17,472 Brewerton Rd/US Rt. 11; 12,546 South Bay Road)
- 3 separate curb cuts on US Rt. 11; 1 on South Bay Road
- Parking for 108 cars
- 475' frontage US RT. 11; 265' frontage on South Bay Road
- ALL NEW in 2012: HVAC; Electric Service; Roof; Plumbing; Poured Floors; Parking Surfaces
- Turning-lane into property is provided for Southbound traffic on US Route 11.

EXECUTIVE SUMMARY

20,250 square foot retail building that provides 475' of frontage on US Rt. 11 (aka Brewerton Road) on the property's West side, and 265' of frontage on South Bay Road on the East side. Situated along this busy North Syracuse retail corridor, an average of 30,000 vehicles drive past this site per day. This facility is comprised of a main retail showroom of approximately 15,000 sf, while the wing is approximately 5,000 sf. and is set on 2.11 acres. This facility was acquired by The Salvation Army in 2012 and then prior to occupancy the following updates were completed: All new electrical (wiring

and 400 amp 3 phase service); all new HVAC (including five new rooftop units), new roof; all new plumbing (including three handicap accessible bathrooms); new poured floors throughout; new asphalt surface on parking lot; new sprinkler system. Parking lot provides spaces for 108 cars. Additional features include: 3 curb cuts along US Route 11; one truck dock, with leveler; main retail entry has side-by-side "no touch" electric sliding doors (two sets with foyer); drive-up with canopy. This facility and grounds have been meticulously maintained and is ready for occupancy!

NEARBY MAJOR RETAILERS

| | | | | |
|---|---|---|---|---|
|  |  |  |  |  |
|  |  |  |  |  |

GELSOMIN FAMILY LTD PTR
902 BRIDLE PTH LN,
MESQUITE, NV 89034
TAX ID PRINTKEY 117-10-20.1
ZONING RC-1 REGIONAL COMMERCIAL

HEXAGON HOLDINGS LLC
102 MEADOW LN,
NORTH SYRACUSE, NY 13212
TAX ID PRINTKEY 117-10-23.1
ZONING RC-1 REGIONAL COMMERCIAL

OWNER
NEW PLAN NORTH LLC
112 BURDICK ST,
FAYETTEVILLE, NY 13066
TAX ID PRINTKEY 118-01-17.1
ZONING HC-1 HIGHWAY COMMERCIAL

3910 BREWERTON ROAD LP NY LIMITED PARTNERSHIP
PO BOX 125,
LIVERPOOL, NY 13088
TAX ID PRINTKEY 118-01-06.1
ZONING LUC-1 LIMITED-USE COMMERCIAL

STATE DPT PUBLIC WKS DEPT OF TRANSPORTATION
333 WASHINGTON ST,
SYRACUSE, NY 13202
TAX ID PRINTKEY 118-02-01.0
ZONING GOV GOVERNMENT(ZONED RA-100)

AVAILABLE – 5,476 SF

BREWERTON
O.A. U.S. SOU
(ARTERIAL - RW WIDTH)

WALLY ROAD
(80' RW WIDTH)

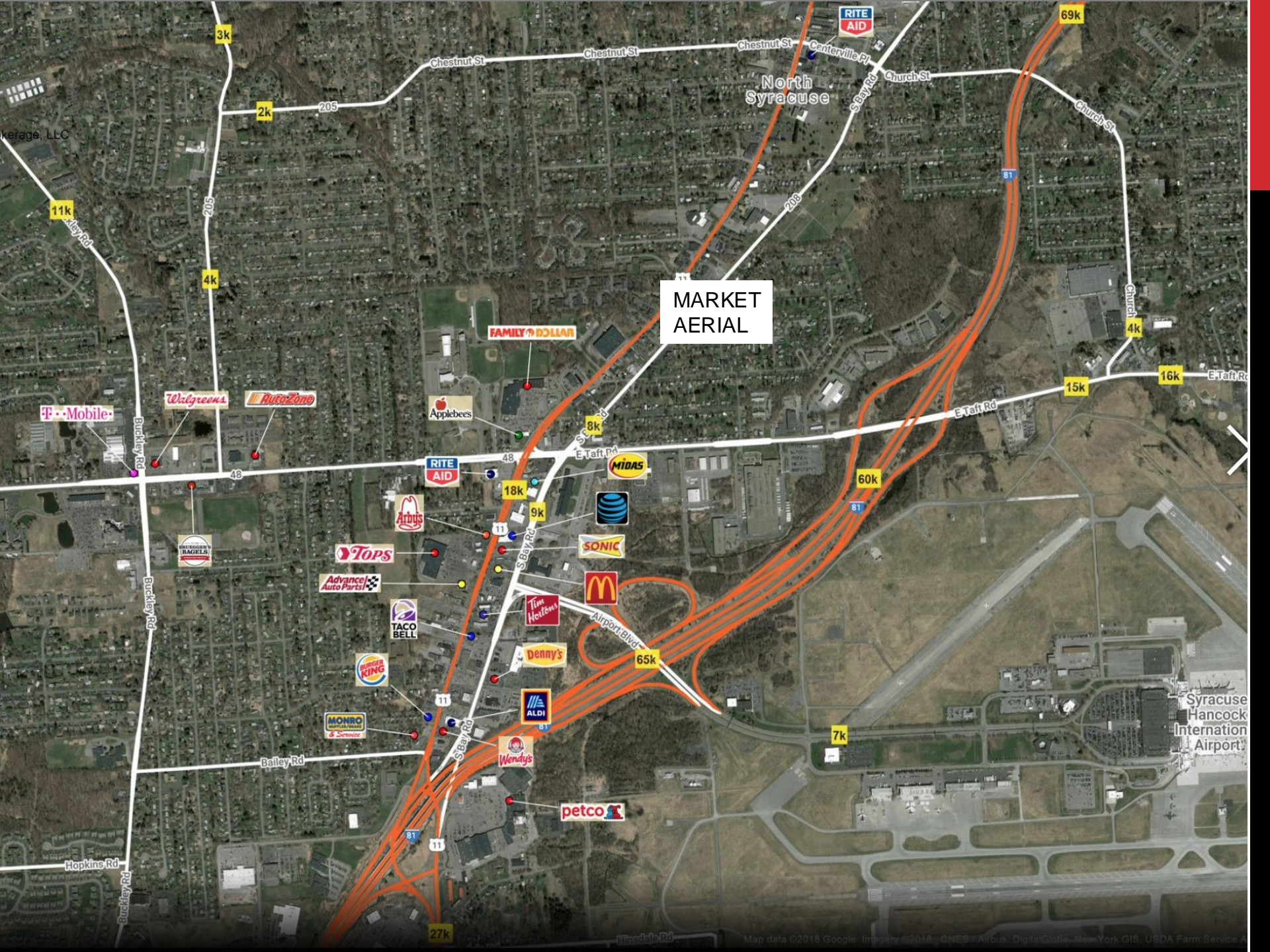
SOUTH BAY ROAD
(ARTERIAL - RW WIDTH VARIES)

OWNER
NEW PLAN NORTH LLC
112 BURDICK ST,
FAYETTEVILLE, NY 13066
TAX ID PRINTKEY 118-01-07.1

O'Reilly AUTO PARTS
PROFESSIONAL PARTS PEOPLE

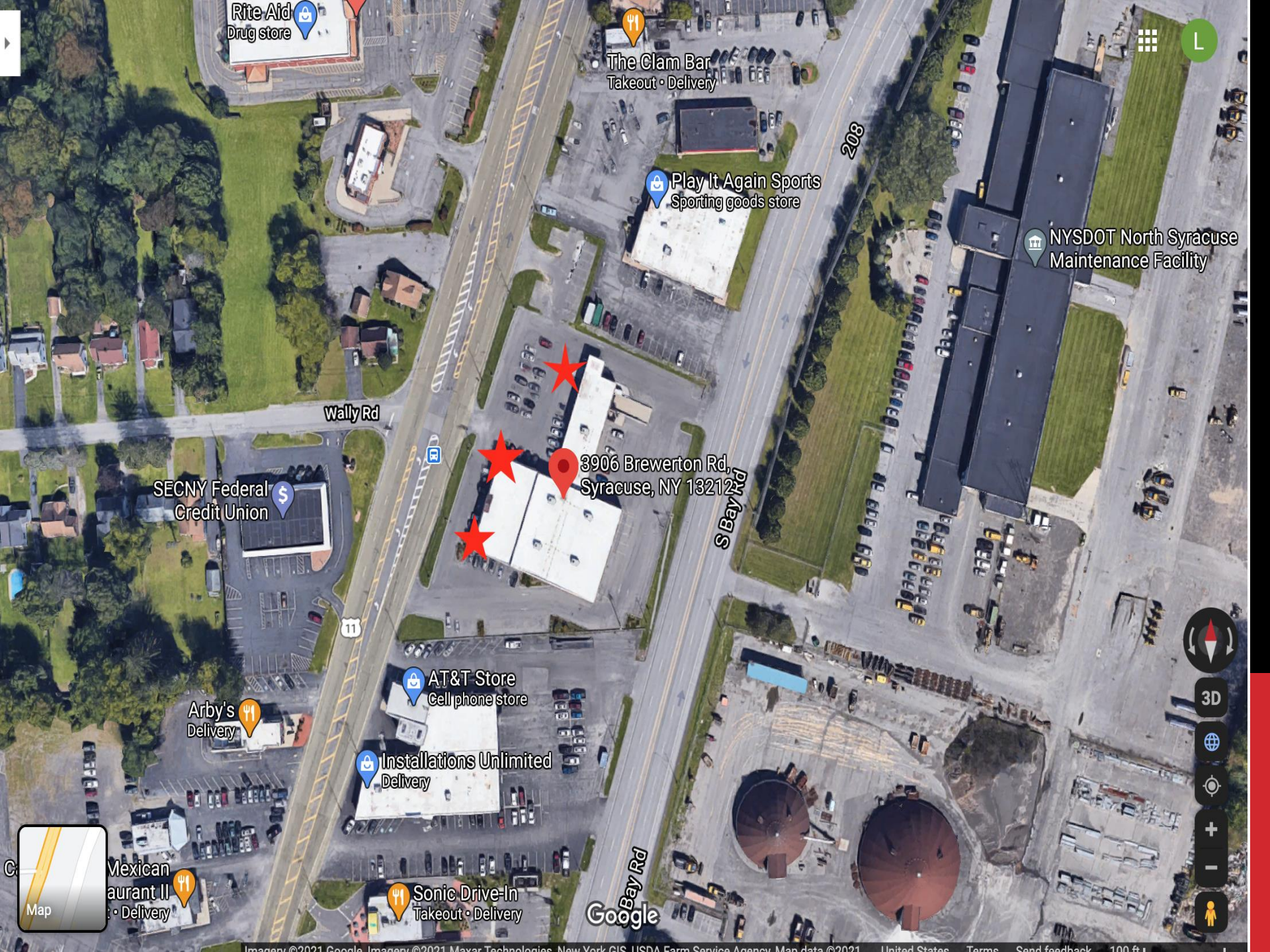
3812 BREWERTON RD LLC
3812 BREWERTON RD,
SYRACUSE, NY 13212
TAX ID PRINTKEY 118-01-09.1
ZONING RC-1 REGIONAL COMMERCIAL

SECNY FEDERAL CREDIT UNION
4727 SENECA TPKE,
SYRACUSE, NY 13215
TAX ID PRINTKEY 117-11-16.1
ZONING LUC-1 LIMITED-USE COMMERCIAL



MARKET
AERIAL

Syracuse
Hancock
International
Airport



Rite Aid
Drug store

The Clam Bar
Takeout • Delivery

Play It Again Sports
Sporting goods store

NYSDOT North Syracuse
Maintenance Facility

Wally Rd

SECNY Federal
Credit Union

3906 Brewerton Rd,
Syracuse, NY 13212

S Bay Rd

Arby's
Delivery

AT&T Store
Cell phone store

Installations Unlimited
Delivery

Mexican
Restaurant II
• Delivery

Sonic Drive-In
Takeout • Delivery

Google

Map

3D

+

-

Person icon

