

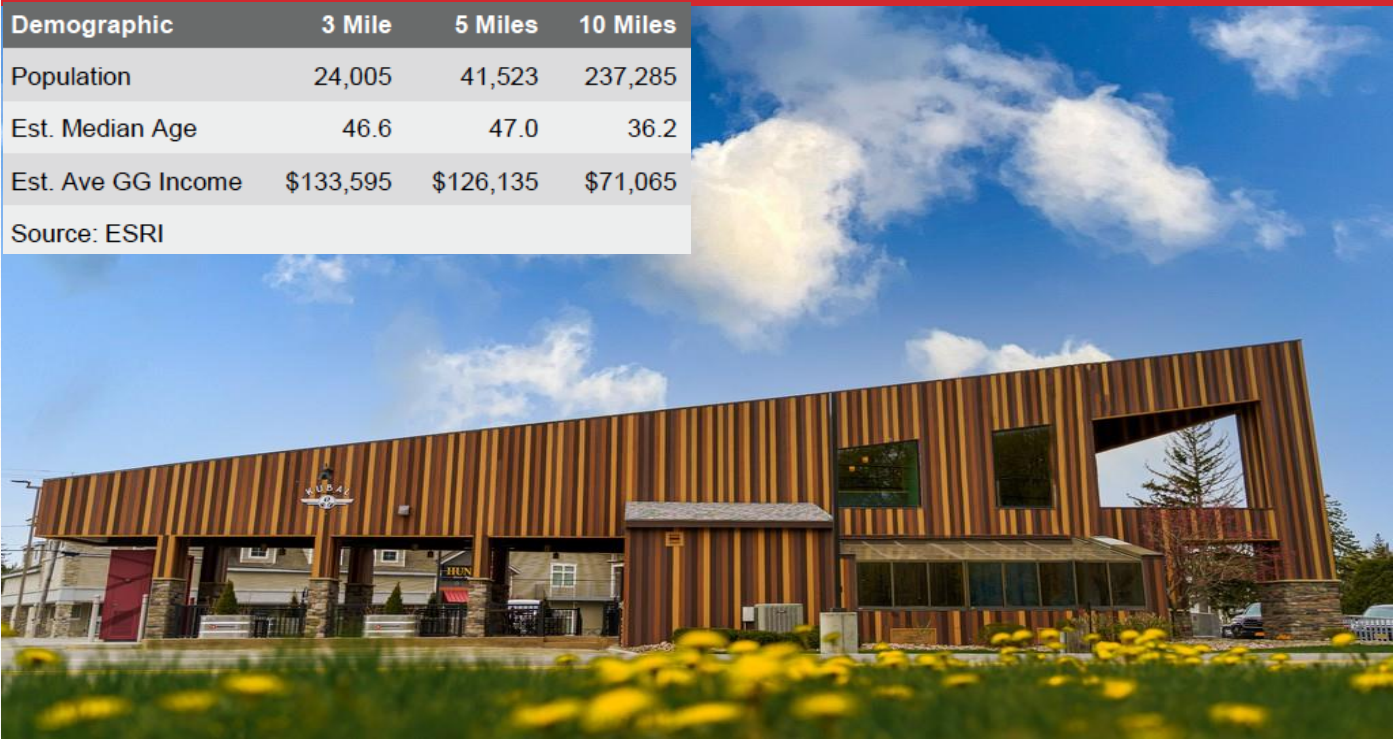
FORMER CAFÉ
343 FAYETTE ST.
MANLIUS, NY 13104

AVAILABLE FOR LEASE OR SALE: 2,461 SF

BASE RENT: \$4,900 + NNN – CALL FOR SALE PRICE

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



Year Built: 1979 Stories: 2

- ❖ 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 & WellNow (COMING SOON!), Local Restaurants, and more!
- ❖ 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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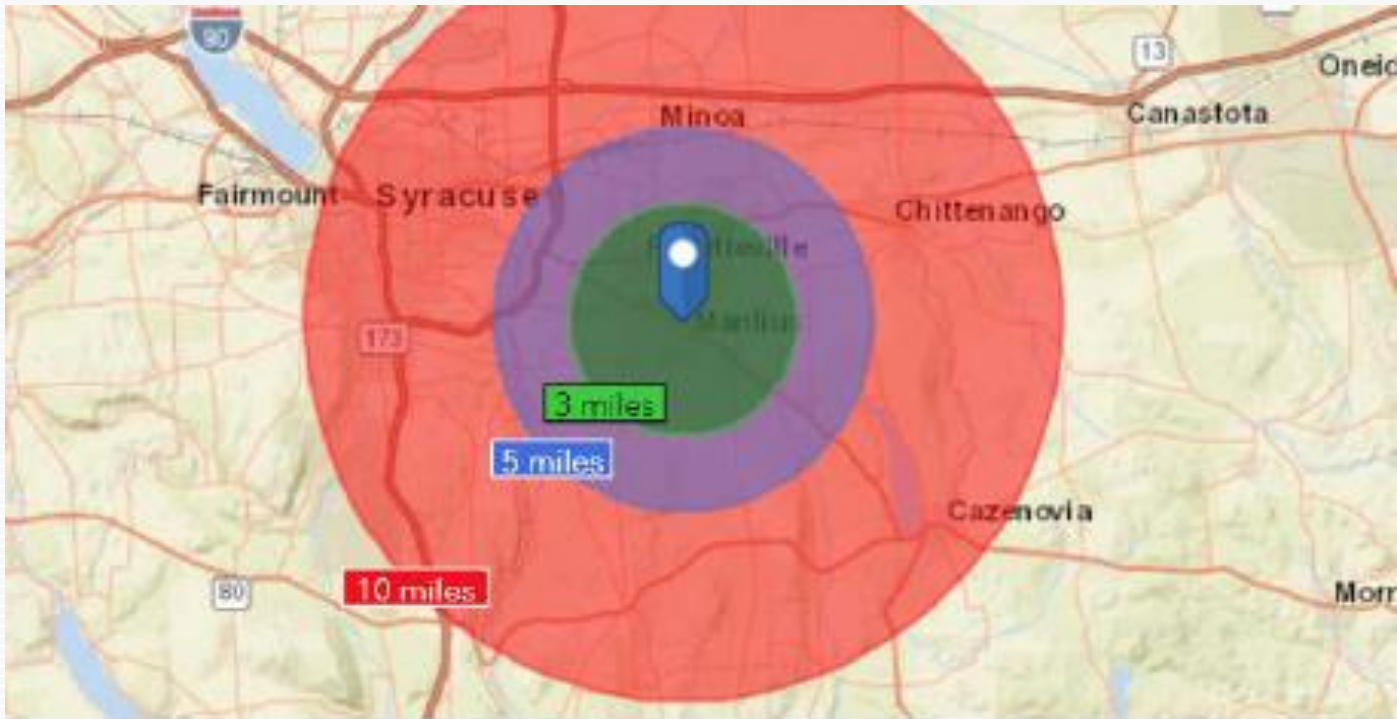
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AREA MAPS

.65 Acre Site



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