

FOR LEASE

3906 BREWERTON RD, NORTH SYRACUSE, NY 13212
REDEVELOPMENT/REPURPOSING OPPORTUNITY

\$18 NNN Lease – Space Available Directly Next to Brand New O'Reilly Auto Parts Store!
(Lease Rate may vary based on square footage and/or Landlord Contributions)
SIDE WING OF BUILDING DRIVE THRU OPPORTUNITY!



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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

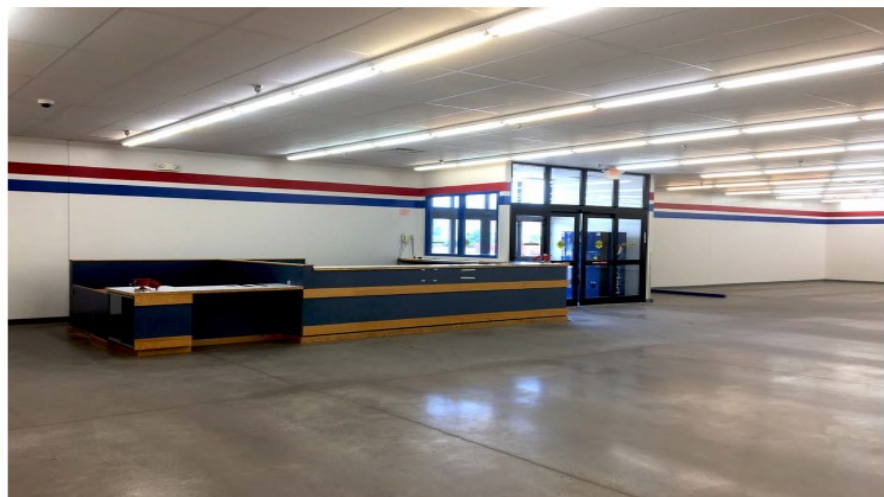
20,250 square foot retail building that provides 475' of frontage on US Rt. 11 (aka Brewerton Road) on the property's West side, and 265' of frontage on South Bay Road on the East side. Situated along this busy North Syracuse retail corridor, an average of 30,000 vehicles drive past this site per day. 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

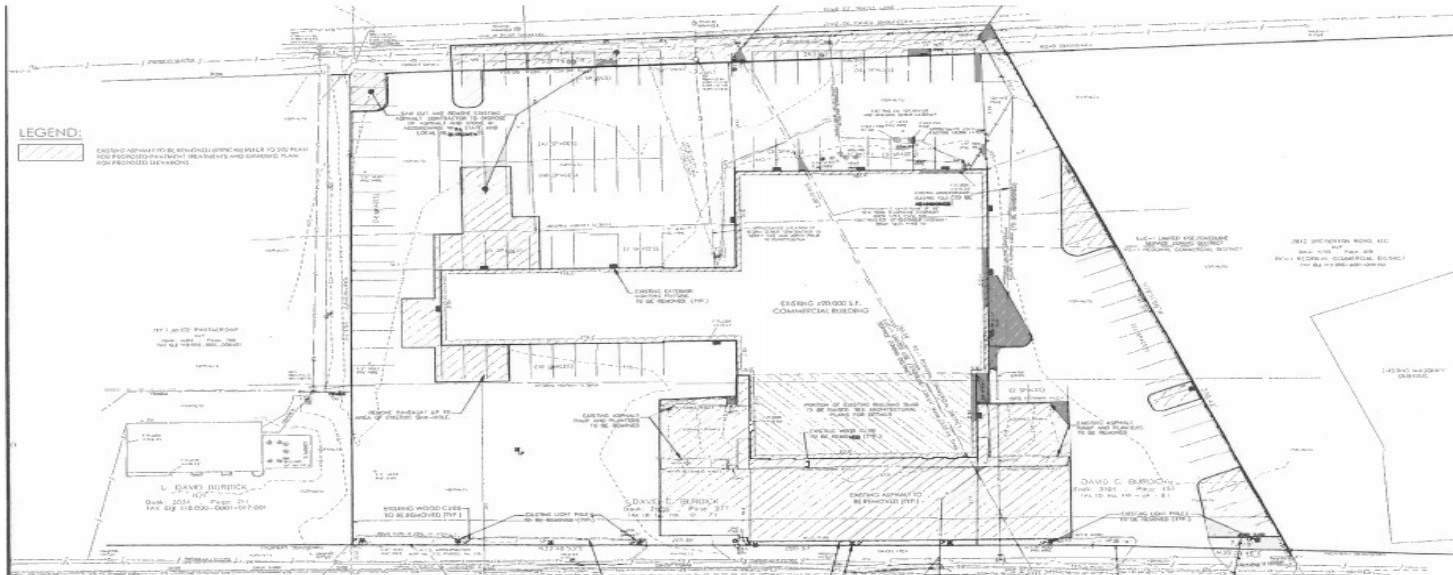
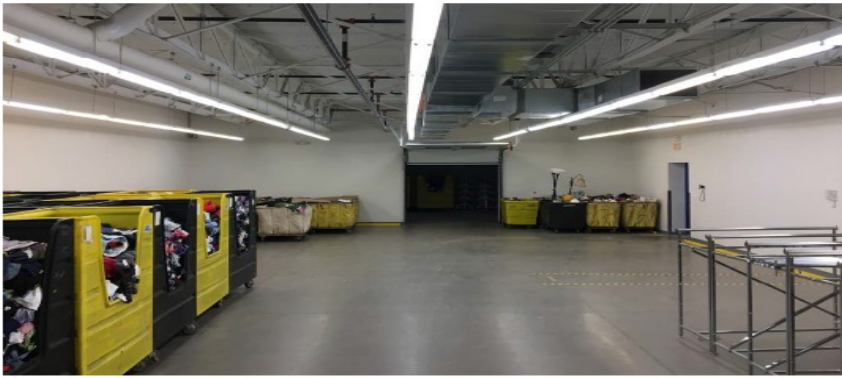
and 400 amp 3 phase service); all new HVAC (including five new rooftop units), new roof; all new plumbing (including three handicap accessible bathrooms); new poured floors throughout; new asphalt surface on parking lot; new sprinkler system. Parking lot provides spaces for 108 cars. Additional features 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!

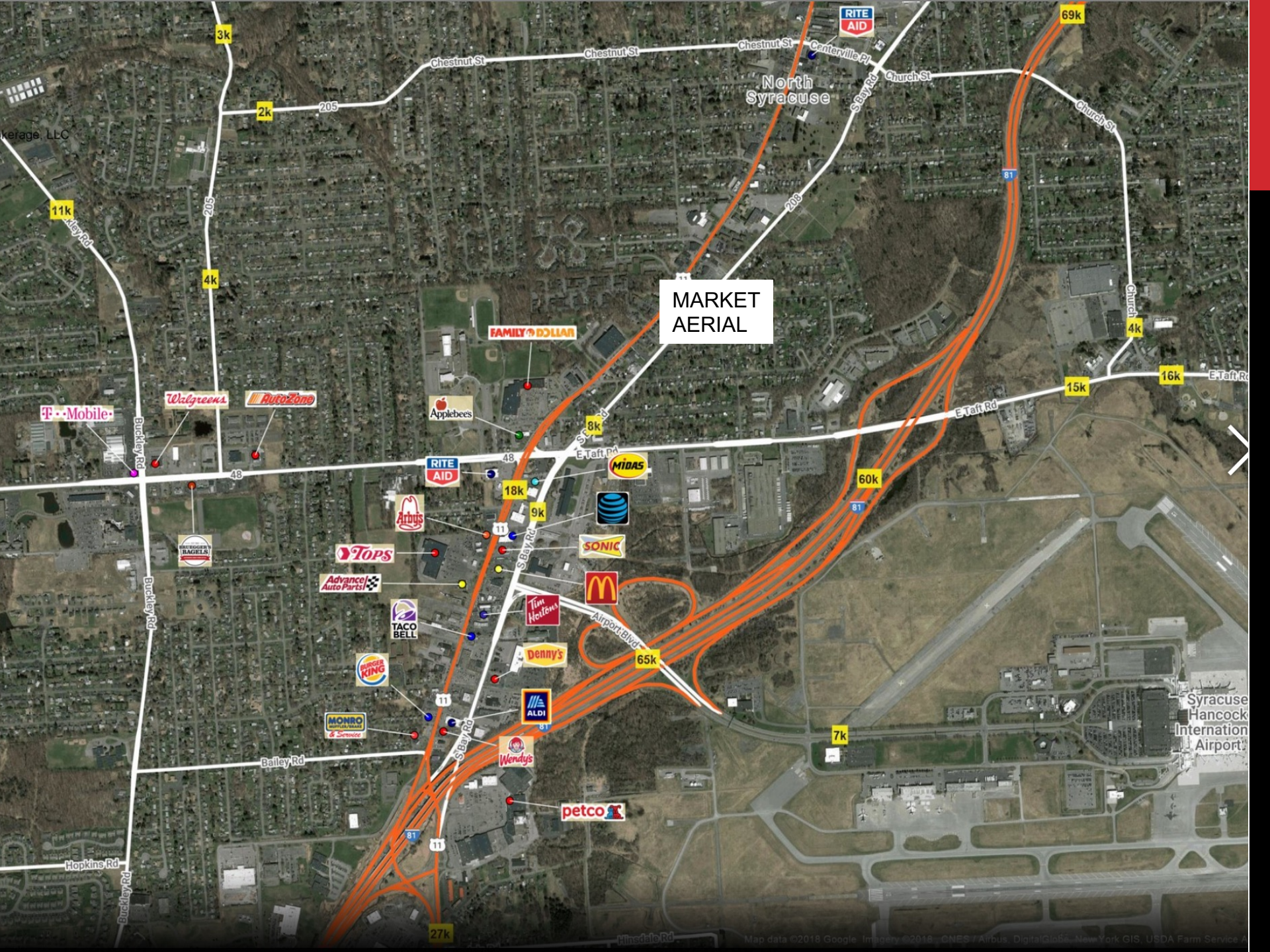
NEARBY MAJOR RETAILERS

AERIAL

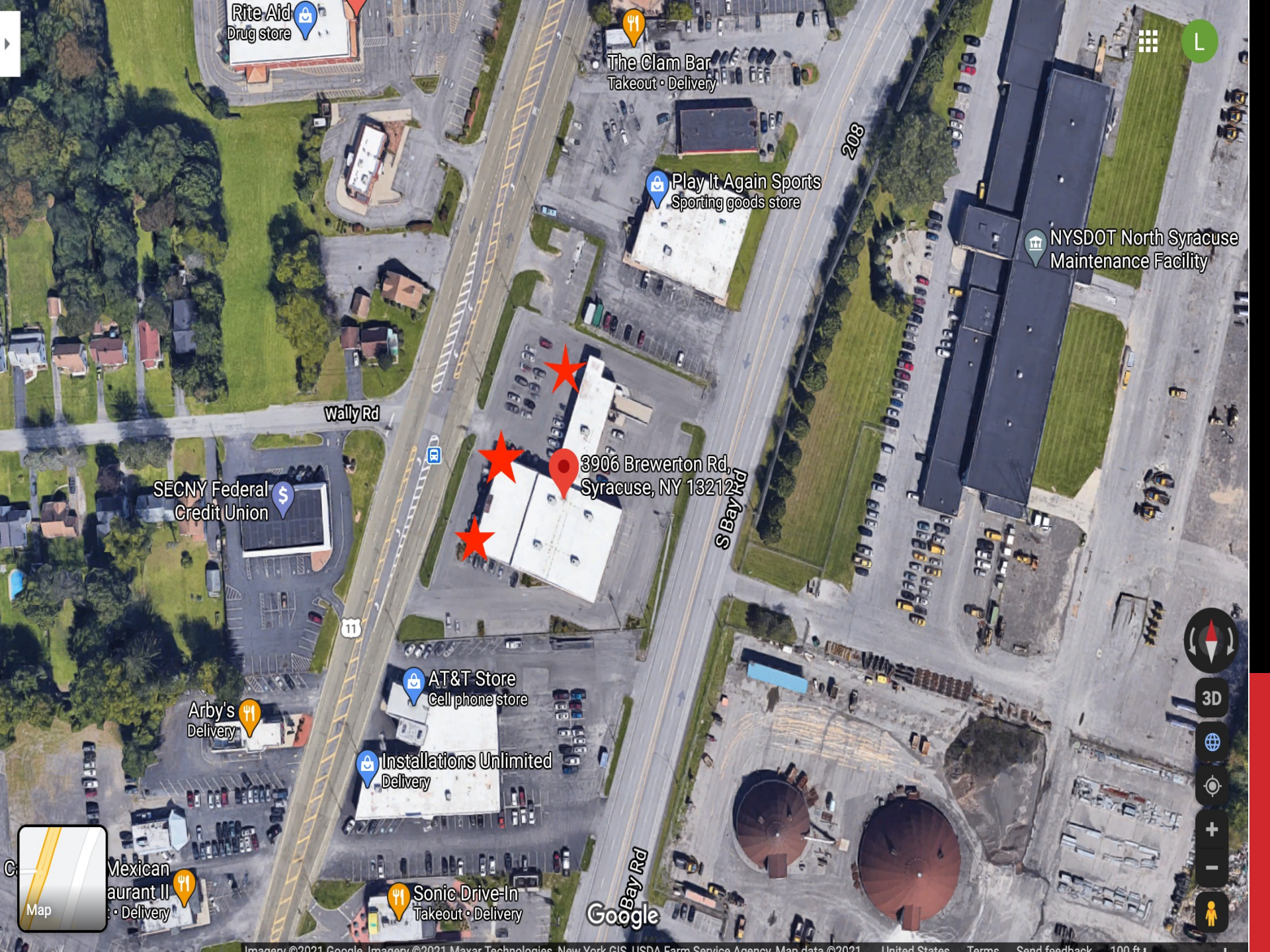






MARKET
AERIAL

Syracuse
Hancock
International
Airport



Rite Aid
Drug store

The Clam Bar
Takeout • Delivery

Play It Again Sports
Sporting goods store

NYS DOT North Syracuse
Maintenance Facility

Wally Rd

SECNY Federal
Credit Union

3906 Brewerton Rd,
Syracuse, NY 13212

S Bay Rd

AT&T Store
Cell phone store

Arby's
Delivery

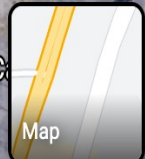
Installations Unlimited
Delivery

Mexican
Restaurant II
• Delivery

Sonic Drive-In
Takeout • Delivery

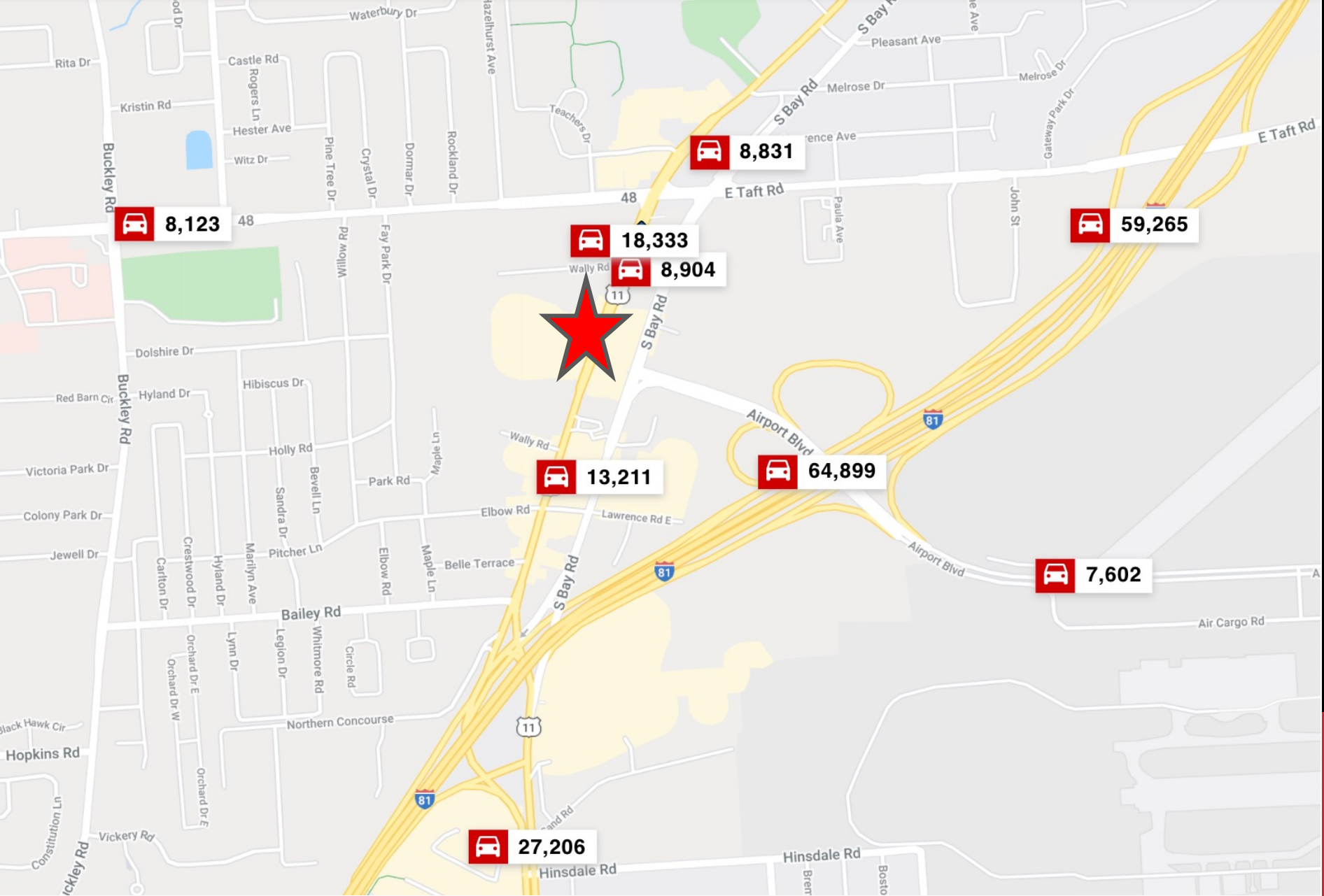
Bay Rd

Google



3D





TRAFFIC COUNTS