

September 2026

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.

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



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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 96 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

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

R
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TAX
ZONING R

AVAILABLE – 5,476 SF

BREWERTON
OAKA, U.S. SOU
(ARTERIAL - RW WIDTH)

WALLY ROAD
(80' RW WIDTH)

SECNY FEDERAL CREDIT UNION
4727 SENECA TPKE,
SYRACUSE, NY 13215
TAX ID PRINTKEY 117-11-16.1
ZONING LUC-1 LIMITED-USE 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 13089
TAX ID PRINTKEY 118-01-06.1
ZONING LUC-1 LIMITED-USE COMMERCIAL

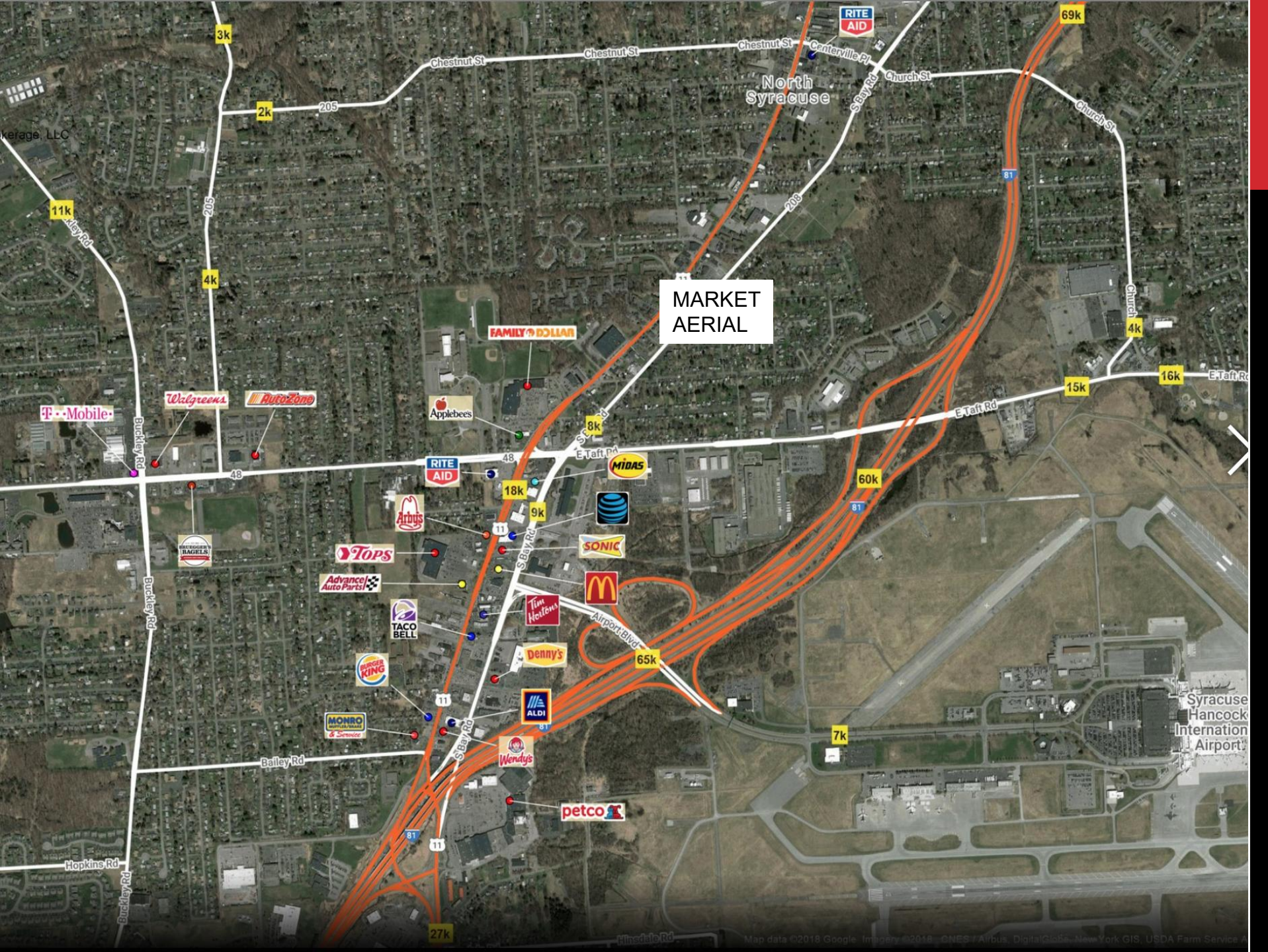
OWNER
NEW PLAN NORTH LLC
112 BURDICK ST,
FAYETTEVILLE, NY 13066
TAX ID PRINTKEY 118-01-07.1

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

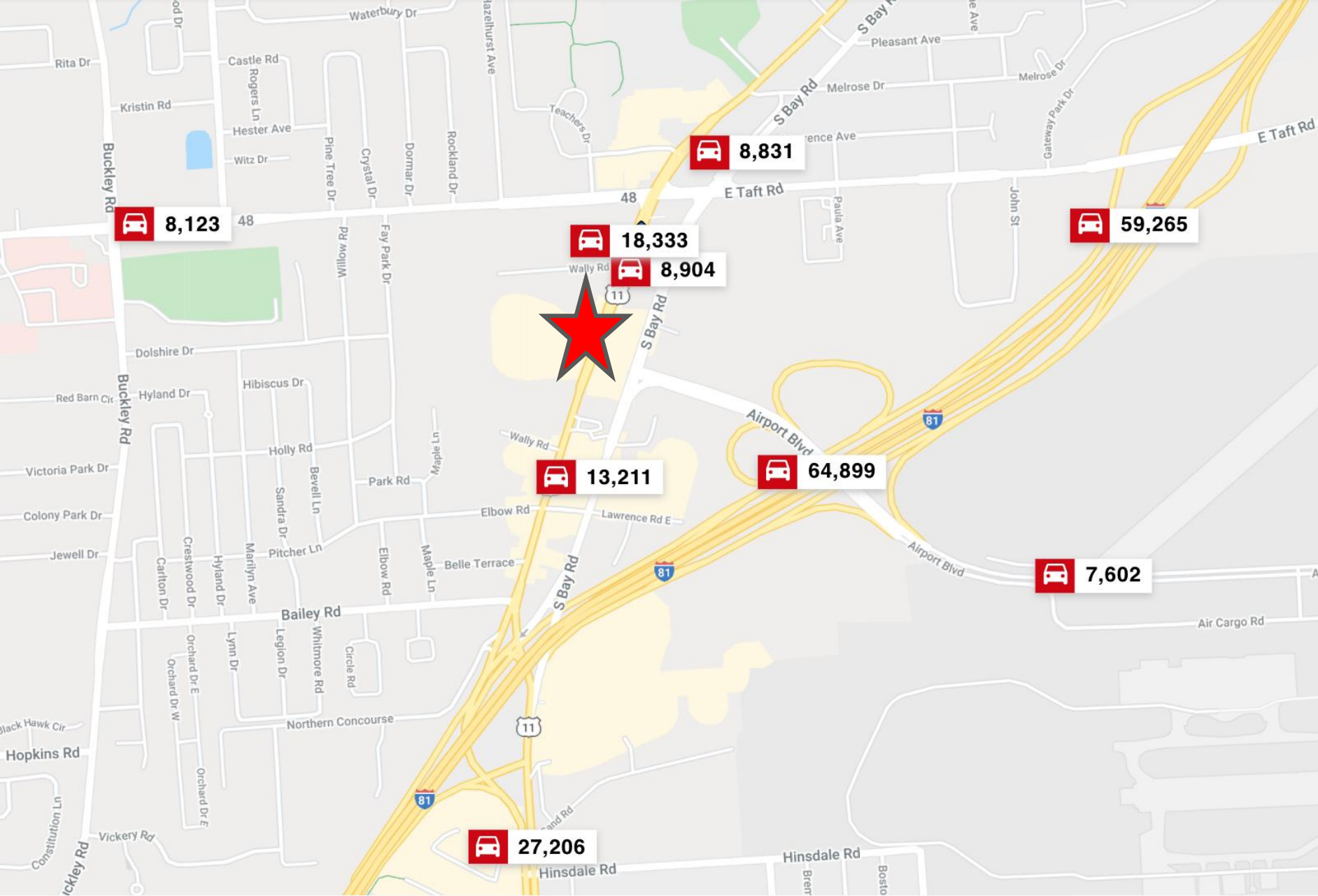
STATE DPT PUBLIC WKS DEPT OF TRANSPORTATION
333 WASHINGTON ST,
SYRACUSE, NY 13202
TAX ID PRINTKEY 118-02-01.0
ZONING GOV GOVERNMENT(ZONED RA-100)

SOUTH BAY ROAD
(ARTERIAL - RW WIDTH VARIES)



MARKET
AERIAL

Syracuse
Hancock
International
Airport



TRAFFIC COUNTS