

# FORMER BANK OF AMERICA BRANCH TRANSFORMATION

343 FAYETTE ST.  
MANLIUS, NY 13104

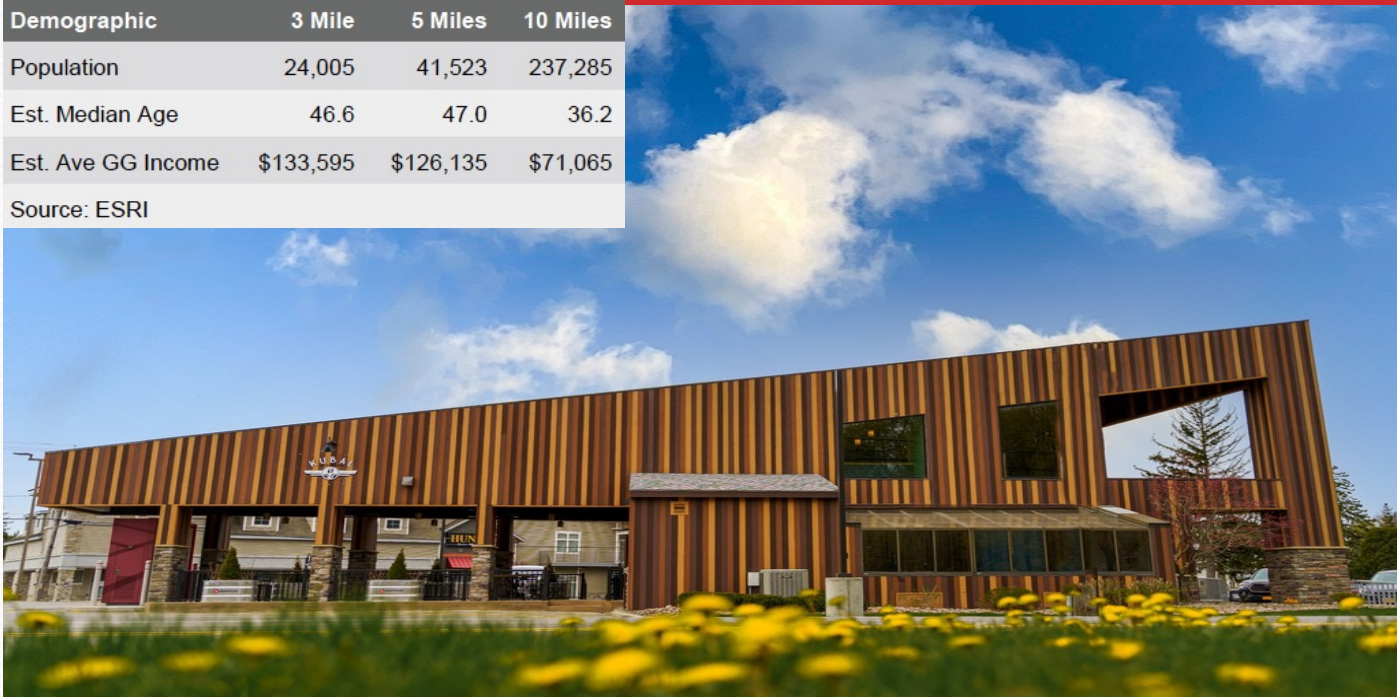
## 100% OCCUPANCY

### 1. CAFÉ KUBAL

### 2. BANK OF AMERICA ATM

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



COME AND SEE THIS BEAUTIFUL TRANSFORMATION OF BANK OF AMERICA IN MANLIUS!

Year Built: 1979      Stories: 2

- ❖ Excellent signage already in place on both Fayette St. & Fayetteville-Manlius Rd.
- ❖ Situated on Highly Visible V-Intersection
- ❖ Located next to major national tenants such as Key Bank, Chase Bank, Hunt Real Estate, CVS Pharmacy, Subway, Local Restaurants, and more!
- ❖ Zoned business professional / office / retail
- ❖ Bank of America Drive Up ATM on site under a 10 year initial lease term with Options

## 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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### INTERIOR LAYOUT

1. 1,811 SF First Floor Main Area
2. Portion of 650 SF Second Floor
3. Portion of 650 SF Second Floor

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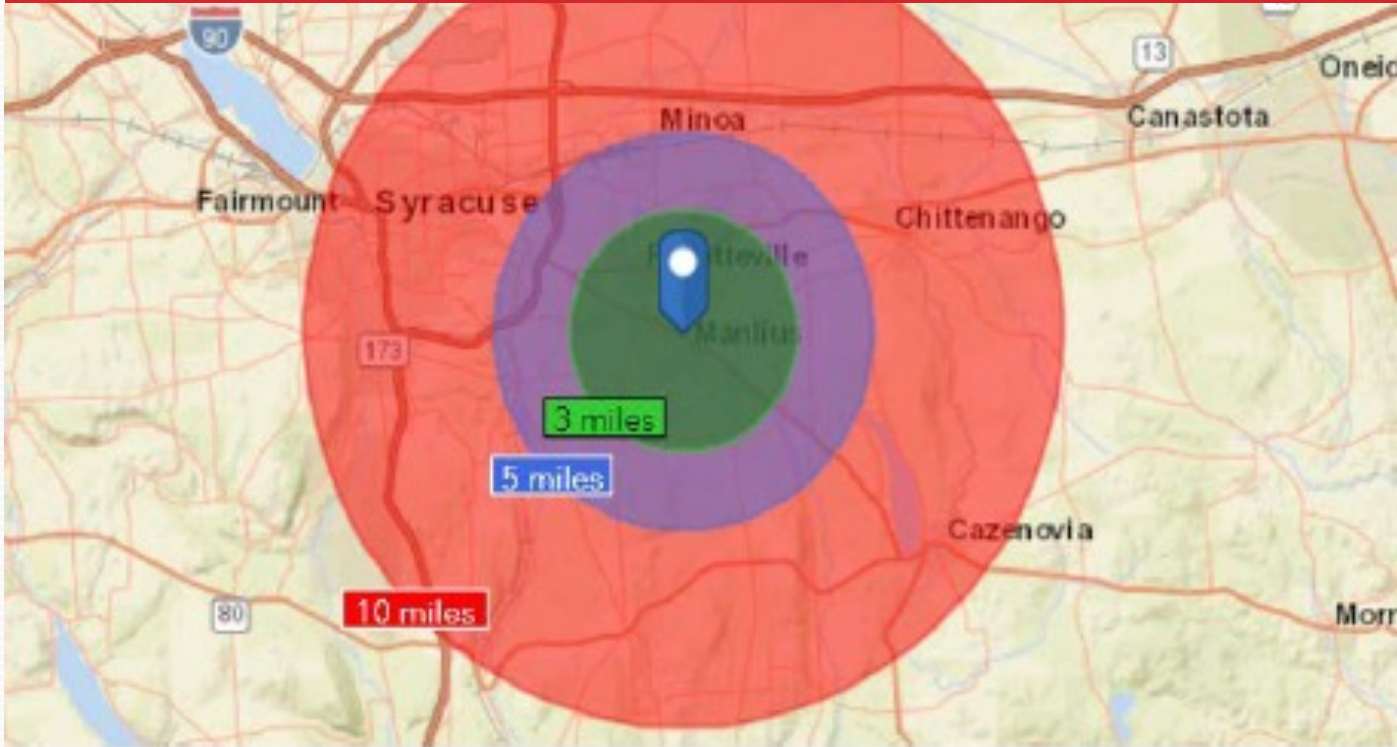
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## AREA MAPS

.65 Acre Site



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