

September 2026

301 FAYETTE ST.
MANLIUS, NY 13104

FULLY LEASED!!!



EXCELLENT EXPOSURE IN THE HEART OF MANLIUS!

Property Highlights:

301 Fayette St. was originally home to the famous "What's Your Beef" Steak House. After our purchase in 2015, a complete renovation and overhaul of the building were completed that following year. Renovations included new windows in all 4 Tenant spaces, a new façade, siding, stonework, new HVAC and ductwork, as well as a new roof over the entire building. Also completed in 2015 and 2016, new paving, painting, lighting, outdoor patio area, new trash enclosure, and more!

The building is located in the heart of Manlius with two means of ingress and egress. An additional parcel across the street is part of this property.

Neighboring Tenants Include: Good Time Sushi, Scenic Root, and Vogue Nails, Acropolis Realty

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Mgt. Co.**

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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			

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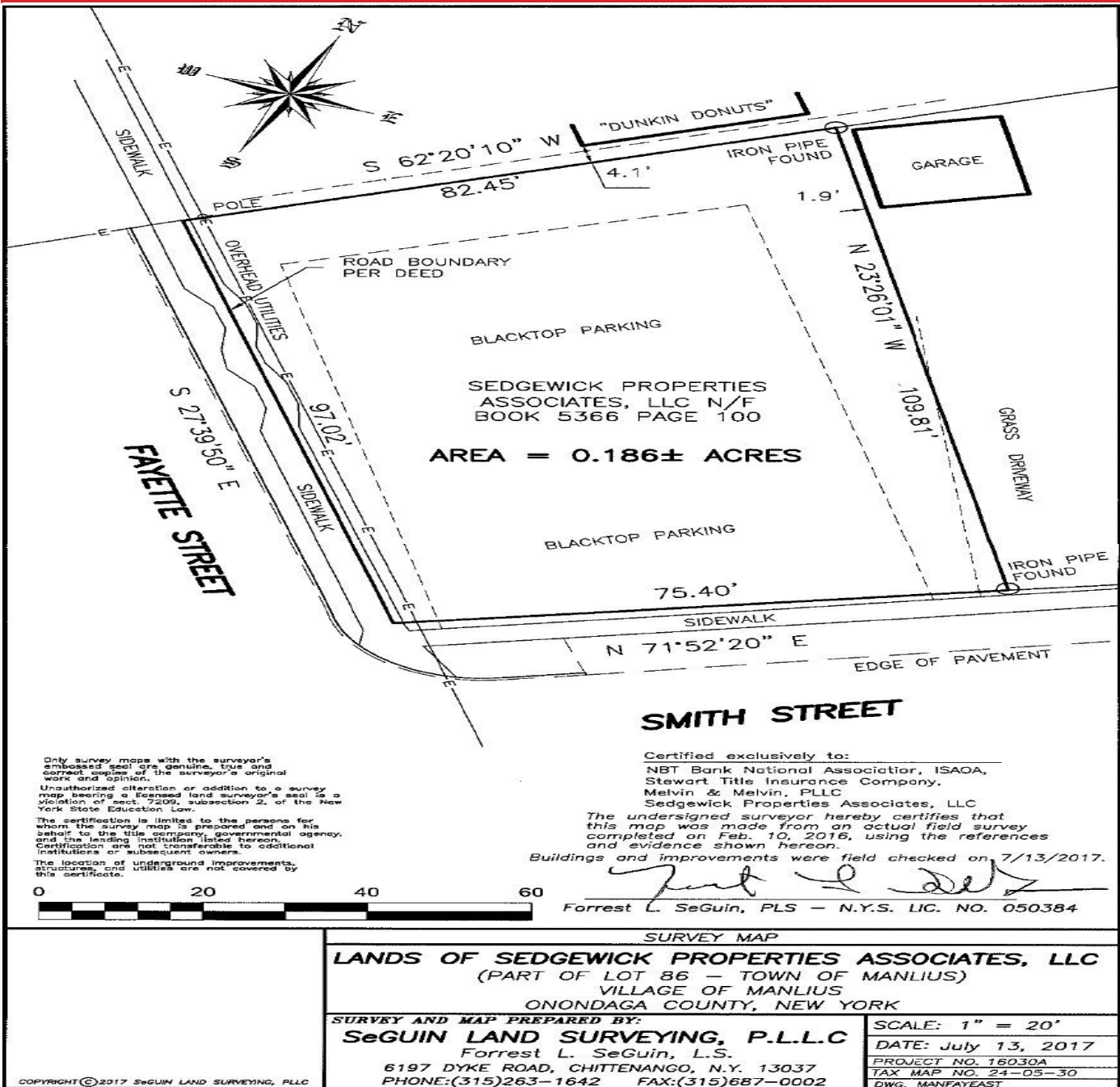
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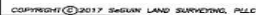
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MAP REFERENCE (RM2);
MAP PREPARED BY COTTRELL
LAND SURVEYORS, PC
DATED 1995

Forrest L. SeGuin, PLS - N.Y.S. LIC. NO. 050384

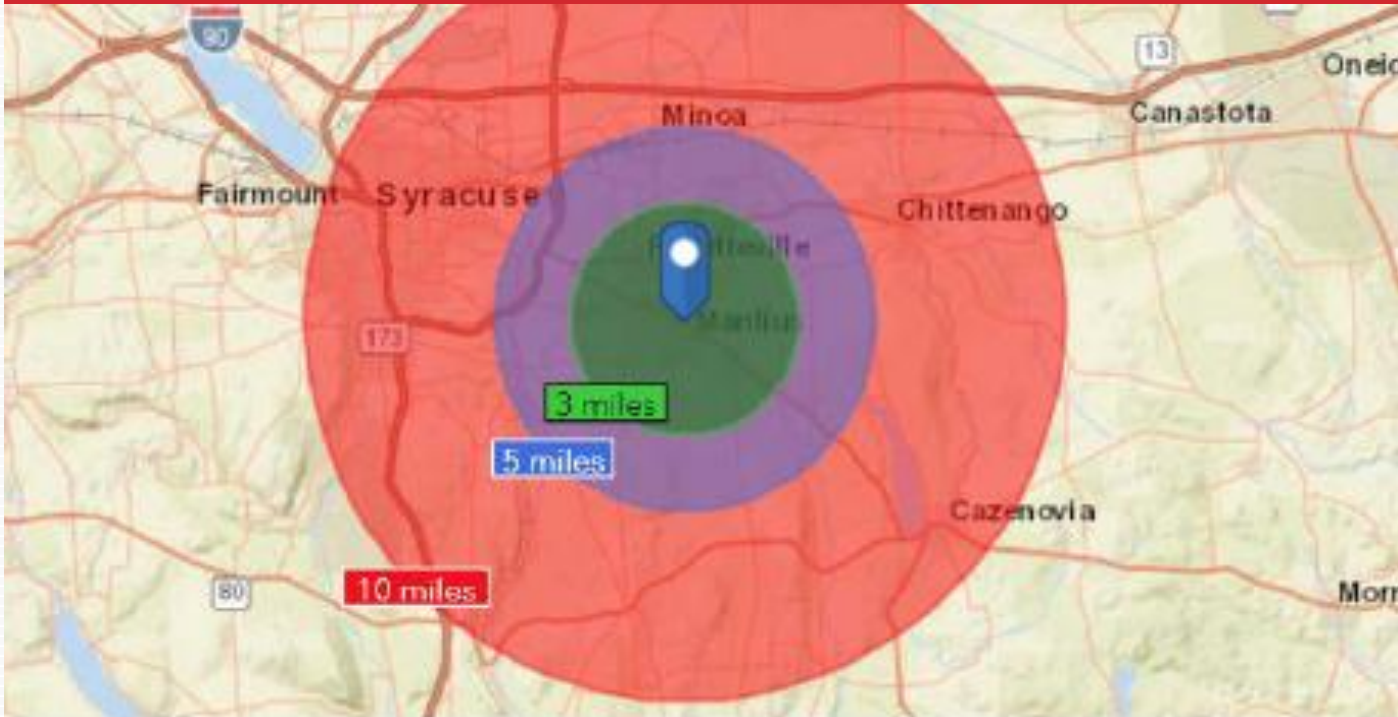


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AREA MAPS

.65 Acre Site



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