

FOR LEASE

# OFFICE/RETAIL BUILDING

2921 ERIE BLVD. EAST  
SYRACUSE, NY 13224

**UNDER NEW MANAGEMENT - EXPERIENCED DEVELOPER READY TO MAKE DEALS!**



## PROPERTY FEATURES

- + Smaller suites available up to 14,400± sq. ft. of office/retail space on first floor
- + 8,000± sq. ft. space available on second floor
- + Join Empire Visionworks as a tenant in the building
- + Pylon signage available
- + Great visibility
- + Convenient highway access
- + 125+ parking spaces
- + 170' high-profile frontage on Erie Blvd. East
- + Current configuration includes reception, conference rooms, several private offices, bullpen area, cubicles, lunch room, mail room, copier room, electrical room, restrooms and garage with overhead door



Traffic Counts	
Erie Blvd. East	19,454±
Thompson Road	21,946±
I-690	88,630±

Source: NYS DOT 2015 AADT

2020 Demographics	1 mi.	3 mi.	5 mi.
Population	11,269	94,061	191,469
Households	4,581	37,241	76,762
Avg. Household Income	\$62,241	\$65,190	\$64,551

Data Source: Esri - Provided by: CBRE



## CONTACT EXCLUSIVE AGENT

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### CBRE | SYRACUSE

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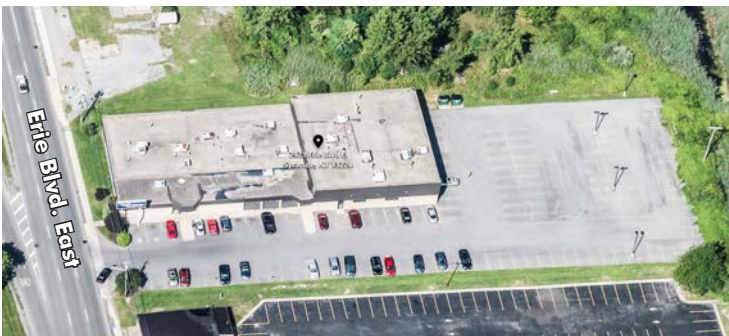
[www.cbre.us/syracuse](http://www.cbre.us/syracuse)

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## FLOOR PLAN



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