

28,000 SF 4-stories building, ideal for office/retail/apartments



S Townsend Street
10,340 AADT

E Genesee Street
6,794 AADT

Property Highlights

- 28,000 SF, 4-story building available for sale
- Ideal for office, retail and/or apartments
- Located at the corner of E Genesee St and S Townsend St, in between Downtown Syracuse and the Syracuse University Campus.
- High Traffic Area: Visible to over 17,000 vehicles passing by daily, traffic from S Townsend St (10,340 AADT), and E Genesee St (6,794 AADT)
source: NYS DOT 2013.

Contact Agents: Grazi Zazzara Jr **www.TheIconCompanies.com**

For More Information:
Grazi Zazzara Jr, President
gzazzara@theiconcompanies.com
(315) 299-6292



The Icon Companies
Icon Tower Building
344 S. Warren St
Syracuse, NY 13202
TheIconCompanies.com

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- \$380 million capital projects are underway in the vicinity, with over \$700 million projects planned
source: university-hill.com

- Fastest growing sub-region in all of Syracuse and surrounding suburbs
source: Syracuse.com

- 20,000 daily employee's work at neighboring institutions

- 4 of the region's top 15 employers are located on University Hill
source: university-hill.com

- Immediate access to Syracuse's Central Business District, Universities, Hospitals, and government facilities

- Immediate access to and from I-690 & I-81

- The new intermodal transportation center is scheduled to open this fall (2015)

"New York's economic development arm has approved a \$3.6 million grant for the transformation of the former Kennedy Square public housing complex into a commercial and residential center. The state said the money will help turn a formerly blighted property into an urban development connecting educational, entrepreneurial, residential and commercial interests".

Syracuse.com – 10/17/2014

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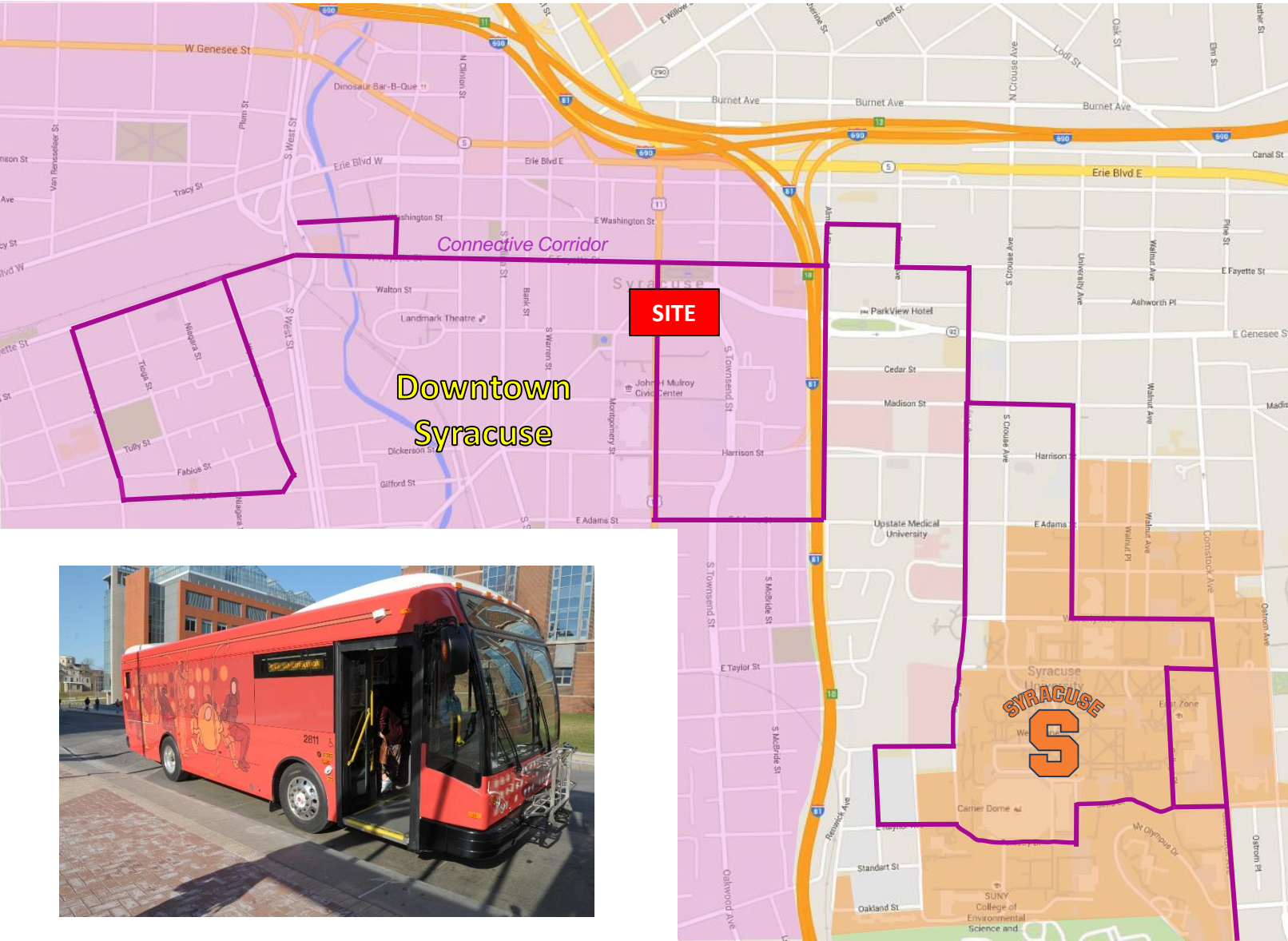


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CONNECTIVE CORRIDOR

The Connective Corridor offers a free community bus route that runs between Syracuse University and Downtown Syracuse, making it easy for the 21,000 students to access the available site.



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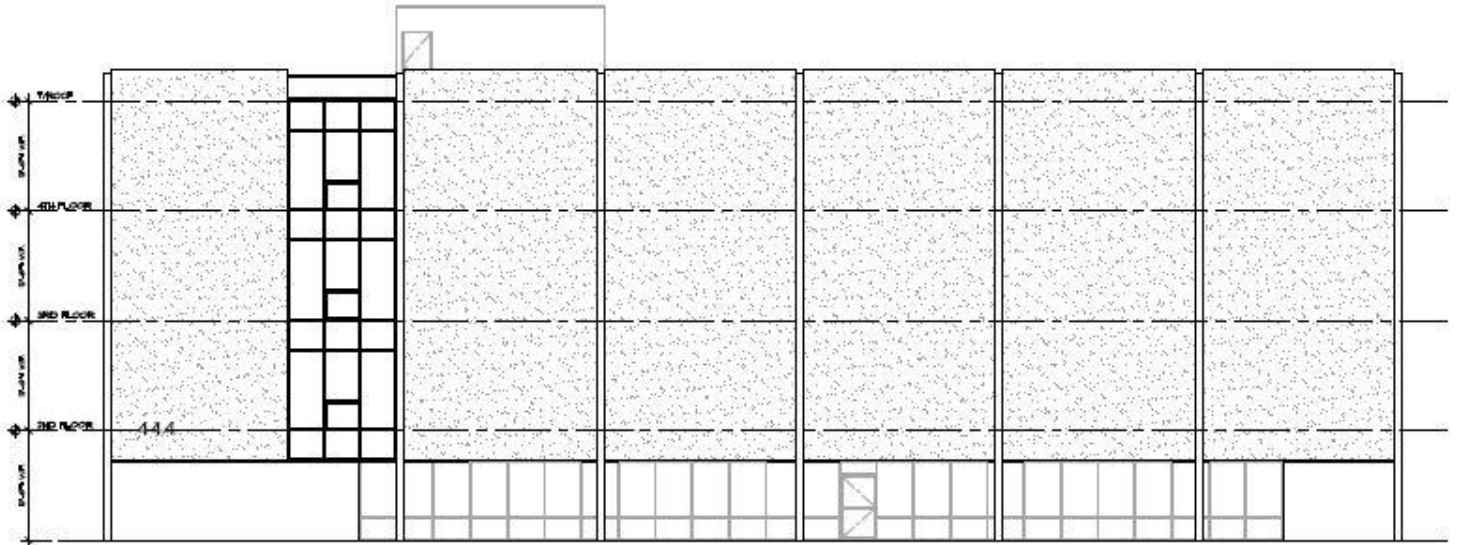
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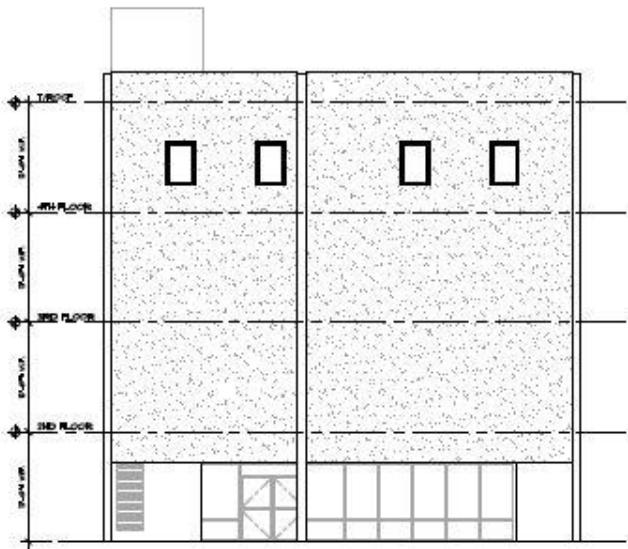
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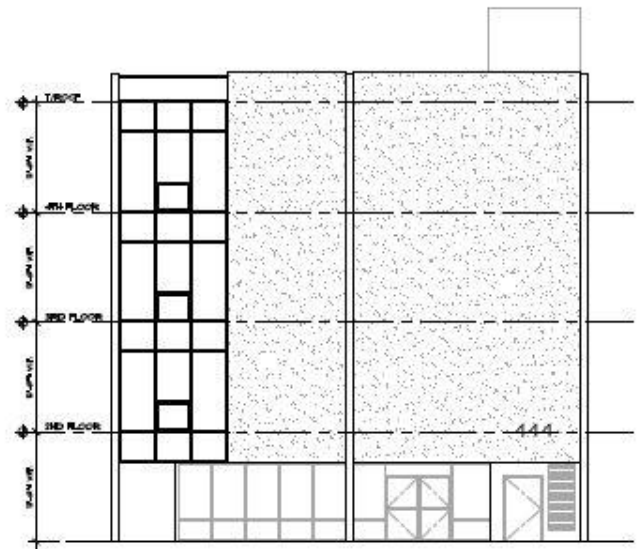
FLOOR PLAN



1 ELEVATION - SOUTH TOWNSEND STREET
SCALE: 1/8" = 1'-0"



2 ELEVATION - MCCARTHY AVENUE



3 ELEVATION - EAST GENESSEE STREET

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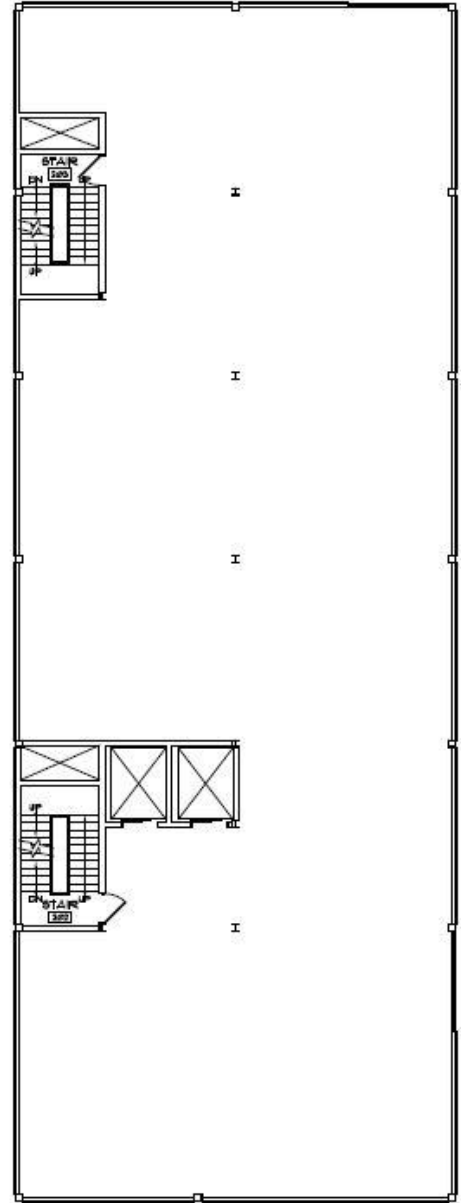


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FLOOR PLAN



1 SECOND FLOOR PLAN
SCALE: 1/8" = 1'-0"

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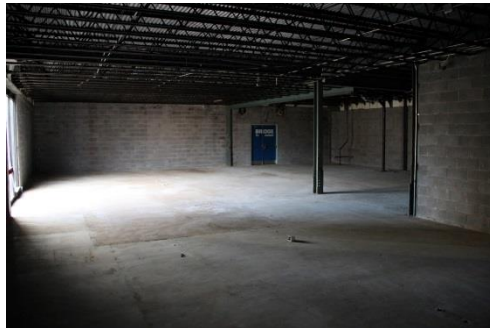
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