

FOR LEASE | RETAIL SPACE

900 E. Fayette Street & Irving Avenue, Syracuse, New York



COMMERCIAL REAL ESTATE SALES | LEASING | CONSULTING | DEVELOPMENT | MANAGEMENT



PROPERTY HIGHLIGHTS

- ◆ Newly constructed luxury student housing with 1st floor retail and/or office space available
- ◆ Located 2 blocks from Syracuse University Campus on Irving Avenue
- ◆ Featuring 3 floors of student housing
- ◆ Located adjacent to Strong Hearts Café, Syracuse's popular vegan café and The Buried Acorn Brewing Company
- ◆ Close proximity to Crouse Hospital, Syracuse VA Medical Center, Upstate University Hospital and Golisano Children's Hospital
- ◆ The project is surrounded by area student housing

[READY TO MAKE A DEAL? CLICK HERE NOW!](#)



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5 Oxford Road
New Hartford, New York 13413

151 Northern Concourse
Syracuse, New York 13212

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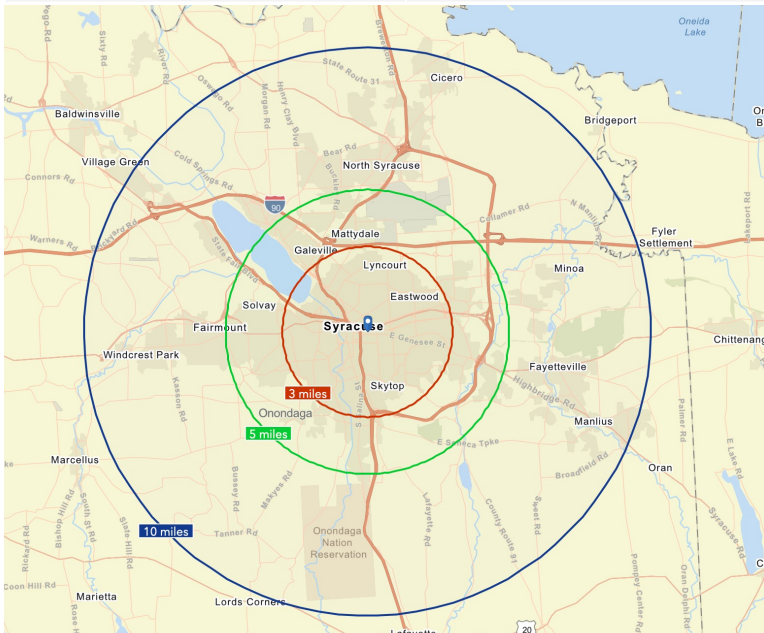
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LATITUDE LONGITUDE

43.04837

-76.13753



DEMOGRAPHICS

| By Radius | 3 Mile | 5 Mile | 7 Mile |
|--------------------|---------|---------|---------|
| Population | 145,861 | 222,542 | 382,037 |
| Households | 56,817 | 89,568 | 154,387 |
| Median HH Income | 35,733 | 43,662 | 54,855 |
| Daytime Population | 199,465 | 299,095 | 437,572 |
| Businesses | 6,234 | 9,813 | 14,708 |
| Employees | 126,045 | 191,505 | 261,362 |

SOURCE: ESRI Report 3/16/2020

TRAFFIC COUNTS

| Roadway | Volume Count |
|---------------------|--------------|
| Pioneer Plaza Drive | 22,310 AADT |



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THE UNCOMMON FOR LEASE

900-16 East Fayette Street & Irving Ave, Syracuse, New York



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- *Within walking distance of Syracuse University*
- *Total student population on University Hill is over 25,000*
- *Located on the SU shuttle route*
- *Total employment in University Hill Area 20,000 +/-*
- *Over 800 hotel rooms within walking distance*
- *Walking distance to Syracuse Stage*

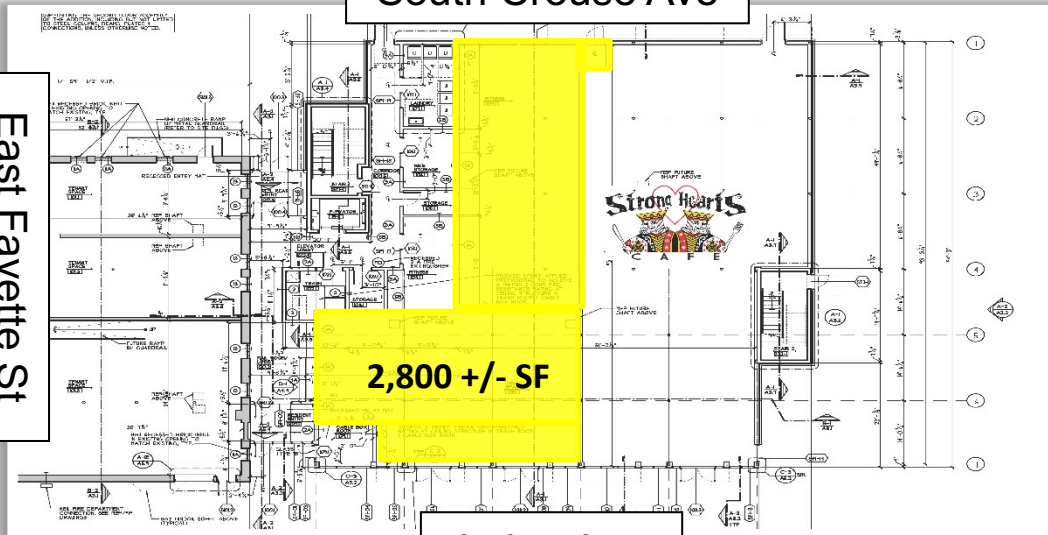


Major Employers for University Hill Area:

| | |
|--|--------------|
| <i>Upstate University Hospital & Golisano</i> | <i>9,525</i> |
| <i>Total Syracuse University Faculty and Staff</i> | <i>5,281</i> |
| <i>Crouse Hospital</i> | <i>3,100</i> |
| <i>Syracuse VA Hospital</i> | <i>1,400</i> |

South Crouse Ave

East Fayette St



Irving Ave



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PROPERTY OVERVIEW

| | |
|-------------------------------|--|
| Common Name: | The Uncommon |
| Legal Address: | 900 E. Fayette Street Syracuse, New York 13210 Onondaga County |
| Nearest Cross Street: | Irving Avenue |
| Tax Parcel ID: | 048.-04-01.1 |
| Proximity to Highway: | .25 ± miles to NYS Rt. 81 |
| Public Transportation Access: | Yes |
| Parcel Size: | N/A |
| Parking Spaces: | Street |
| Year Built/ Last Renovated | 2019 |
| Total Building Area: | N/A |
| Available Space: | 2,800 ± SF |
| HVAC: | Yes |
| Sprinkler System: | Yes |
| Utilities: | Public gas, sewer, water & electric |
| Signage: | Storefront |
| Ceiling Height: | N/A |
| Loading Facilities: | N/A |
| Zoning: | Commercial 1 |
| Sale Price: | N/A |
| Lease Rate: | \$ 25.00 SF |
| Lease Type: | NNN |
| CAM/RE TAXES: | \$ 2.75 SF |



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