

THE SYLVESTER BUILDING FOR LEASE

900 East Fayette Street, Syracuse, New York



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



- *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*

PROPERTY HIGHLIGHTS

Available Space: 3,693 ± SF

Parking: Street

Zoning: COM 1 (Local Business District) Class A

Lease Price: \$25.00 SF

Lease Type: NNN

CAM/INS/Taxes: \$2.75 SF

Comments: The renovated historical Sylvester Building is part of the new Uncommon Apartments, located in the Syracuse University trade area, on the corner of East Fayette Street and Irving Ave. The space features hardwood floors, tin ceiling and many windows. Suitable for retail, office or restaurant.



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5 Oxford Road
New Hartford, New York 13413

151 Northern Concourse
Syracuse, New York 13212

PaviaRealEstate.com
MAIN: 315.736.1555

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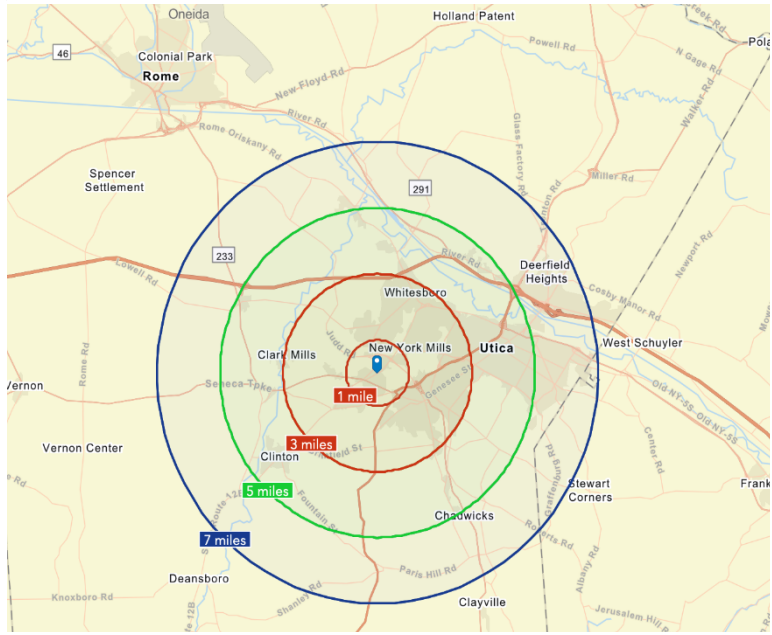


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Major Employers for University Hill Area:	
Upstate University Hospital & Golisano	9,525
Total Syracuse University Faculty and Staff	5,281
Crouse Hospital	3,100
Syracuse VA Hospital	1,400

LATITUDE	LONGITUDE
43.04837	-76.13753



DEMOGRAPHICS

By Radius	3 Mile	5 Mile	7 Mile
Population	144,886	221,196	291,531
Households	56,842	89,682	119,938
Median HH Income	\$36,442	\$44,357	\$50,807
Daytime Population	175,349	261,829	331,497
Businesses	5,956	9,367	11,893
Employees	125,398	181,663	220,011

SOURCE: ESRI Report 1/14/2021

TRAFFIC COUNTS

Roadway	Volume Count
I-690	100,780 AADT



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