

FORMER TILTED KILT – BUILT 2014

3019 Erie Blvd E, Syracuse, NY 13222

AVAILABLE: APPROX. 8,000 SF WILL DIVIDE OR EXPAND (MULTIPLE USES WILL BE CONSIDERED)

BASE RENT: \$15 PSF NET (SUBJECT TO CHANGE DEPENDING ON LANDLORD IMPROVEMENTS AND/OR CONTRIBUTIONS)

**TURN KEY! WILL
DIVIDE OR EXPAND
FOR MULTIPLE USES!**



**Excellent High Visibility Location for any type of Retail
or Restaurant, Pharmacy, and Medical Uses!**

No representation, warranty, or guarantee, expressed or implied or by operation of law, is made as to the accuracy, reliability, or completeness of this information. This material is submitted subject to errors, omissions, changes, prior sales or withdrawals without notice.

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LEASING INFORMATION & PROPERTY HIGHLIGHTS

Base Rent: \$15 NET (Subject to change depending on Landlord Improvements and/or Contributions)

Year Built: 2014

**Gross Leasable Area:
Approx. 8,000 SF**

Stories: 1

**Zoning: Industrial District –
Class A**

**Property Class: 421 –
Restaurant**

**Parking Spaces: 100
Dedicated Spaces + 50
Common Spaces**

**Parking Ratio: 11.9 Dedicated
Spaces per 1,000 SF**

Seating: 284

- ◆ **TURN KEY - ALL
FIXTURES
INCLUDED**
- ◆ **+/- 86,530 Vehicles
Per Day on Interstate
690**
- ◆ **+/- 19,740 Vehicles
Per Day on Erie Blvd.**
- ◆ **\$63,000+ Average
Income within 3 miles**
- ◆ **183,000 People
People within 5 miles**
- ◆ **Spent over 2 Million
on CapEx &
Construction**
- ◆ **Excellent signage
already in place on
both Interstate 690
and Erie Blvd.**
- ◆ **Situated immediately
off I-690 / Thompson
Rd.**
- ◆ **Highly Visible and
positioned in premier
retail district of
Syracuse**

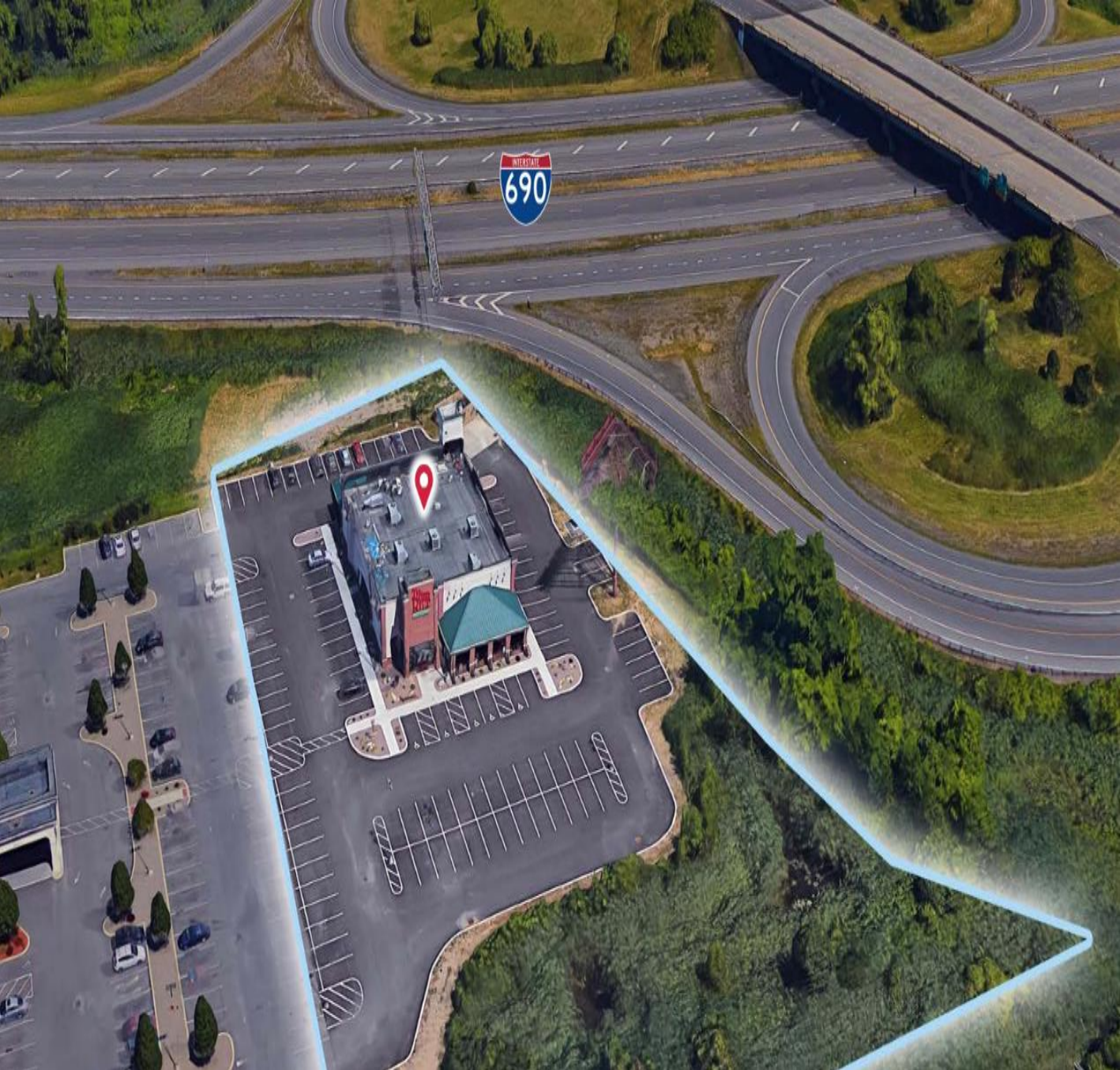


INTERIOR PICTURE



INTERIOR PICTURE

BAR AREA

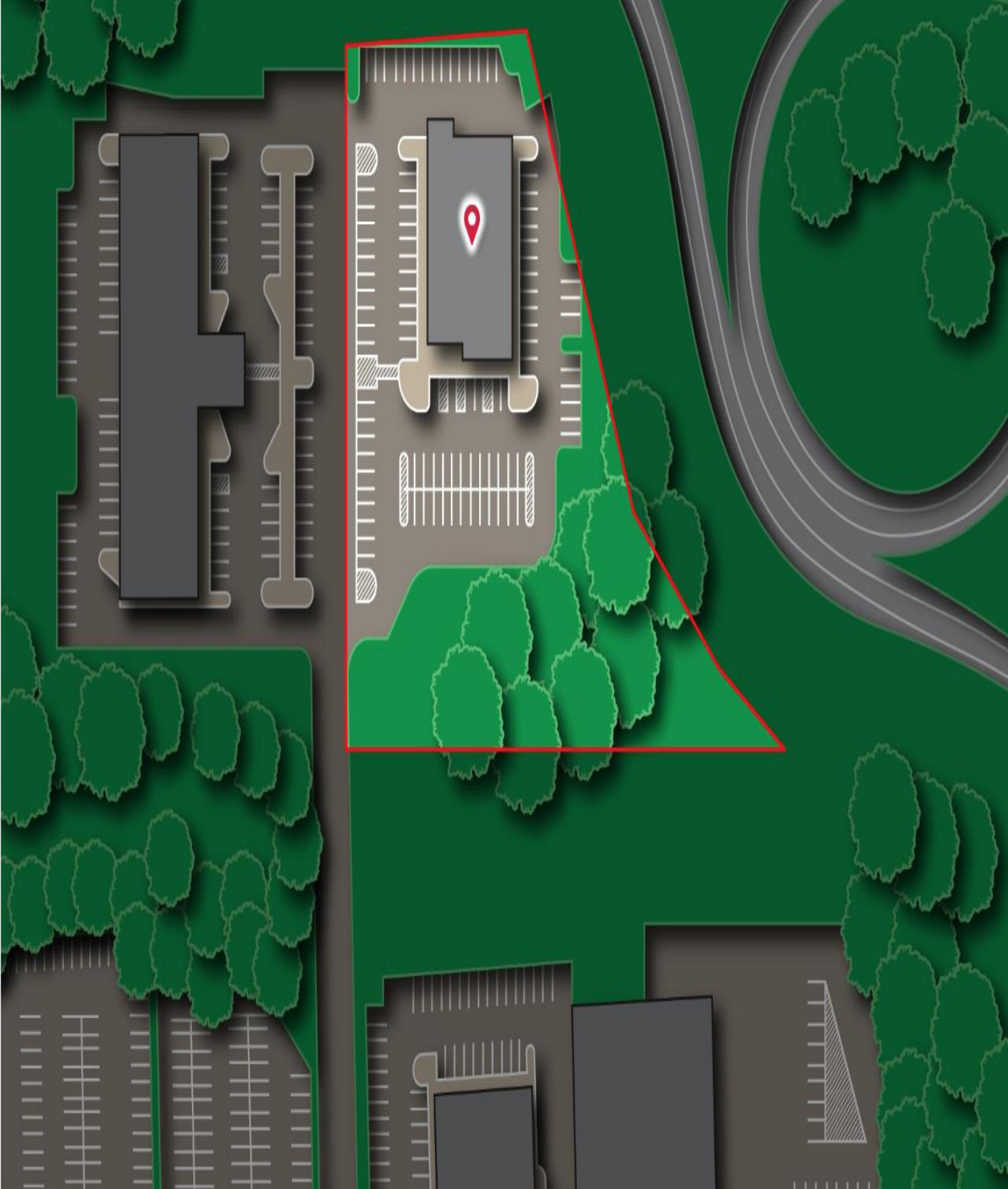


AERIAL PHOTOGRAPH

Property Shown from the intersection of Interstate 690 & Thompson Rd. in Dewitt, NY

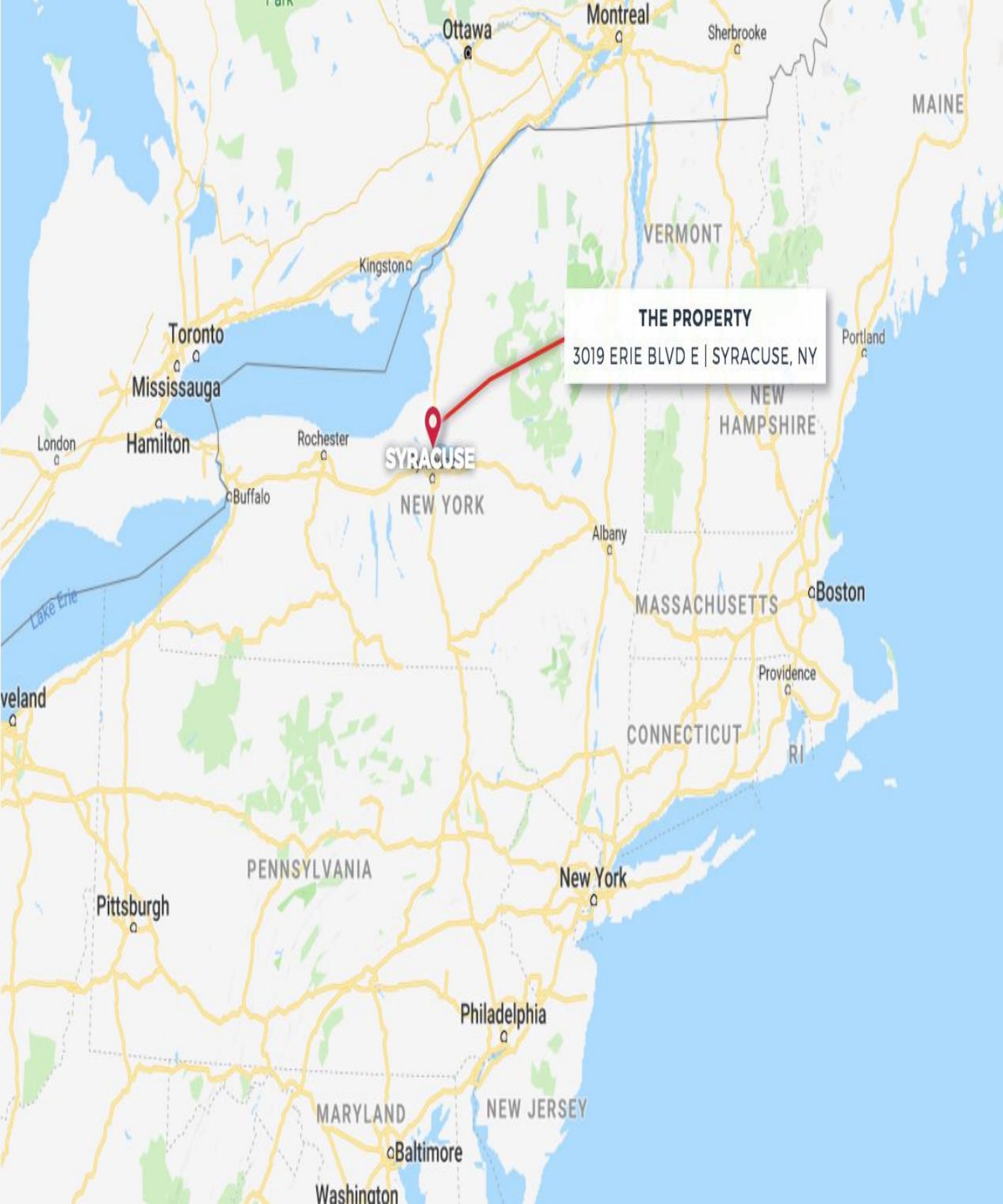
AREA TENANT MAP





SITE PLAN

**PROPERTY SHOWN FROM THE INTERSECTION OF
INTERSTATE 690 & THOMPSON RD. IN SYRACUSE, NY**



REGIONAL MAP