



**CENTURY 21
COMMERCIAL.**

Bridgeway Realty

1,150 SF FLEX SUITE

308 E. Molloy Rd , Syracuse, NY 13211

JOE DESIDERIO

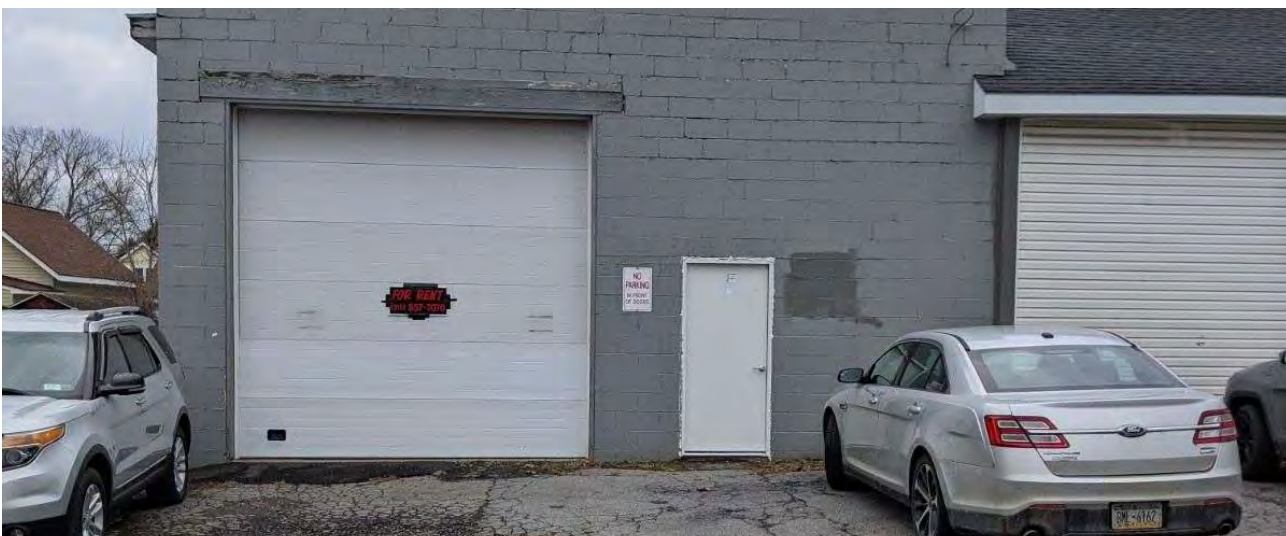
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TOM LISCHAK, CCIM

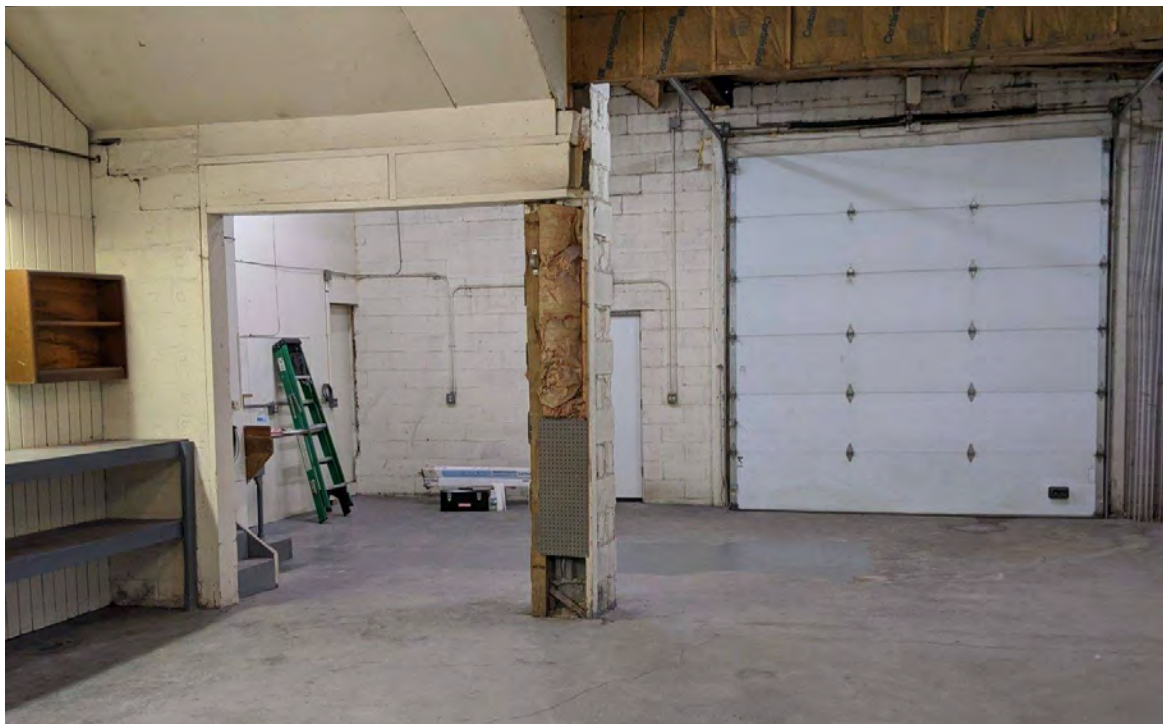
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FLEX SPACE FOR LEASE

308 E. Molloy Rd , Syracuse, NY 13211



PROPERTY DESCRIPTION

Clean, dry and well maintained Flex space for lease. 27' Wide X 44' Long with Private Bathroom and Sink. Ceilings are 14' highest point, 12' Lowest point. Accessible via one Overhead door 12'H x 16'W or Separate Main Door entrance. New Roof on Building, Fresh Paint in space and Parking for 3-4 vehicles.

PROPERTY HIGHLIGHTS

- High Visibility location on the corner of Molloy Rd. & Linden Ave.
- Prefect location for a Warehouse, Storage, Flex
- Current interior configuration has Restroom, Sink and Warehouse area.
- Close to Route 11 & Rte 81.
- Clean and Dry Storage space in good area

OFFERING SUMMARY

Lease Rate:	\$950.00 per month (Plus Utilities)
Available SF:	1,150 SF
Lot Size:	0.19 Acres
Building Size:	4,013 SF

DEMOGRAPHICS	3 MILES	5 MILES	10 MILES
Total Households	41,229	95,522	192,907
Total Population	96,220	236,366	484,517
Average HH Income	\$47,681	\$49,264	\$60,090

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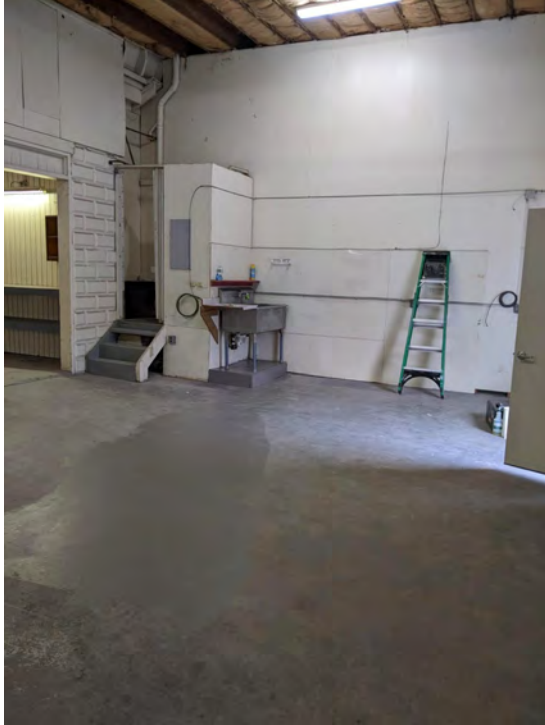
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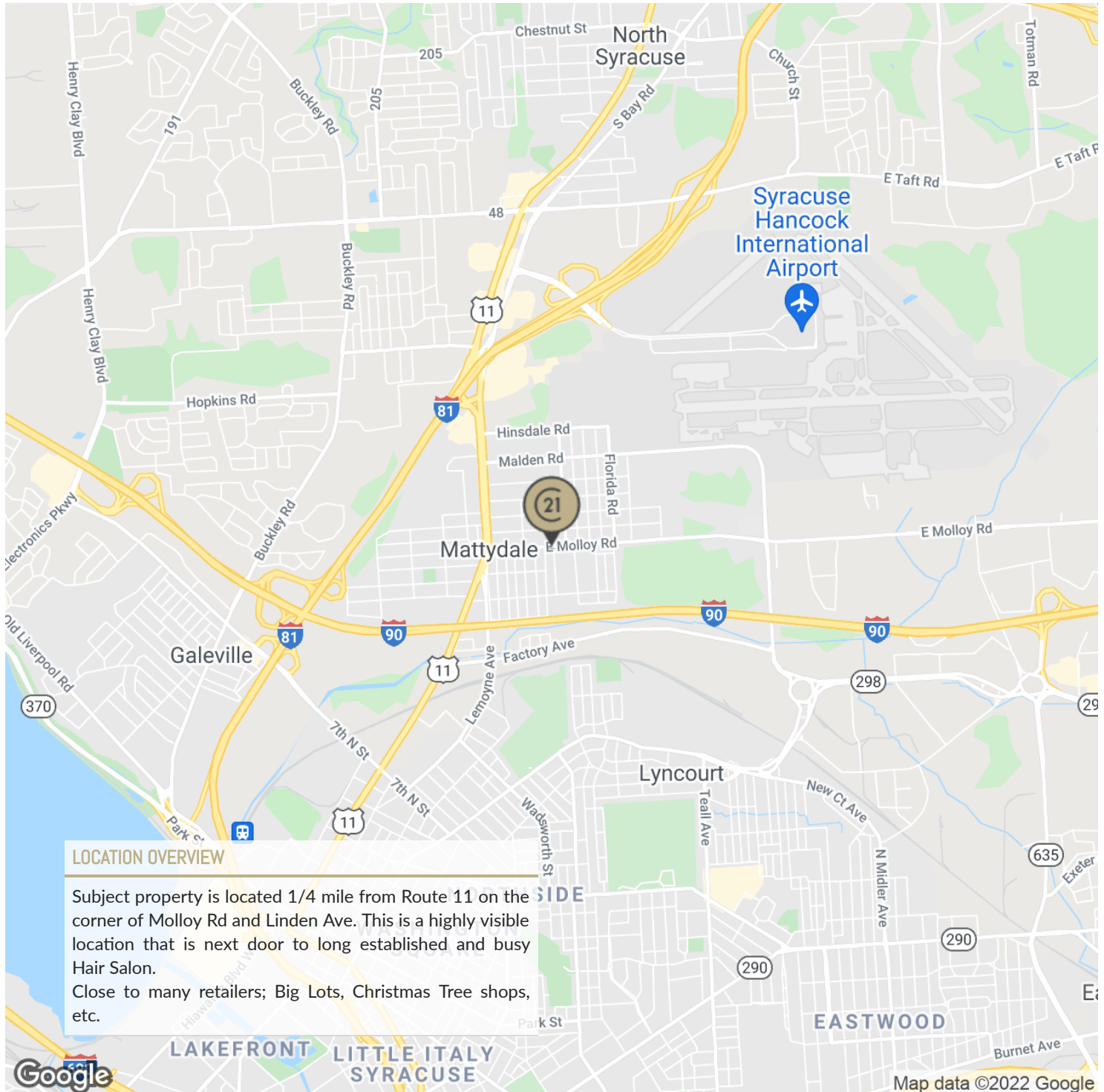
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MULTI-TENANT FLEX BUILDING

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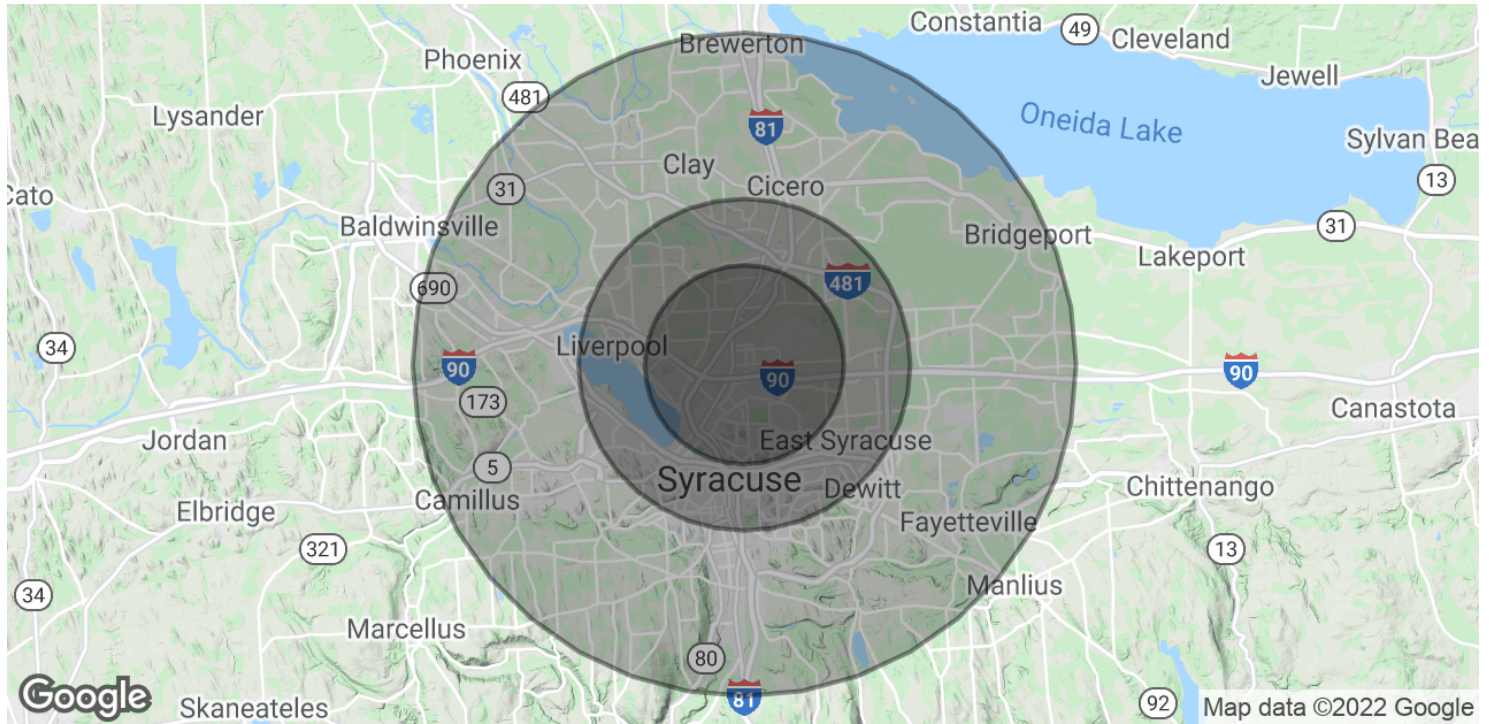
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MULTI-TENANT FLEX BUILDING

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POPULATION	3 MILES	5 MILES	10 MILES
Total Population	96,220	236,366	484,517
Average Age	38.0	35.2	37.3
Average Age (Male)	36.2	33.6	35.8
Average Age (Female)	39.8	36.8	38.8
HOUSEHOLDS & INCOME	3 MILES	5 MILES	10 MILES
Total Households	41,229	95,522	192,907
# of Persons per HH	2.3	2.5	2.5
Average HH Income	\$47,681	\$49,264	\$60,090
Average House Value	\$96,996	\$110,219	\$141,841

* Demographic data derived from 2010 US Census

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