

OFFERING MEMORANDUM

RETAIL BUILDING - FOR SALE

5780 Celi Drive, East Syracuse, NY 13057

FOR SALE: \$750,000



7,170 SF | 0.40 ACRES | VISIBLE FROM ERIE BLVD

CONTACTS

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BELLCORNERSTONE
Commercial Real Estate

OFFERING MEMORANDUM

5780 CELI DRIVE

East Syracuse, NY 13057

DISCLAIMER

The information contained in the following Offering Memorandum has been prepared to provide a summary of unverified information to prospective buyers or tenants and to establish only a preliminary level of interest in the subject property. The information contained herein is not a substitute for a thorough due diligence investigation.

Prospect agrees that the proposed sale price and its terms, and any negotiations or discussions with respect to the transaction (collectively, "Confidential Information") are confidential. Prospect agrees that it shall, and that it shall cause Prospect's representatives to, maintain and protect the confidentiality of all Confidential Information. Further, Prospect agrees that it shall not, and that it shall cause its representatives to not, disclose any Confidential Information to anyone other than individuals working on Prospect's behalf directly or in connection with the proposed transaction who have agreed to be bound by the provisions of this paragraph.





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EXECUTIVE SUMMARY

5780 CELI DRIVE, East Syracuse, NY 13057

BellCornerstone is pleased to present 5780 Celi Drive, a well-positioned 7,170± SF freestanding retail building in East Syracuse, NY, offered at \$750,000. Built in 1960, the single-story masonry structure includes 5,600 SF of retail/showroom space and 1,500 SF of warehouse with 12'9" clear height and a 10' x 10' grade-level overhead door. Zoned Business District, the property features 135 feet of frontage on Celi Drive with visibility from Erie Boulevard, delivering strong exposure within an established commercial corridor. Positioned along the primary ingress/egress for the new Chick-fil-A and adjacent plaza, the site benefits from exceptional traffic volume (approximately 64,336 vehicles/day) and continuous consumer visibility, creating an amazing opportunity for end users and investors alike.

With immediate access to I-481, Route 290, and Route 298, the property further benefits from surrounding retail nodes including national tenants such as Best Buy, Trader Joe's, Marshalls, Shake Shack, and Crumbl, further reinforcing the strength of this submarket as a proven retail destination. The broader Syracuse retail market continues to show demand for mid-sized, flexible commercial footprints, and 5780 Celi Drive offers the rare opportunity to acquire a highly functional commercial asset in one Syracuse's most active retail corridors.





East Syracuse, NY

East Syracuse lies just east of the core of the Syracuse metro area, in Onondaga County. It serves as a small suburban village with close ties to the larger Syracuse urban area, offering a blend of residential living, local businesses, and easy access to regional commerce and amenities. The local community benefits from proximity to larger employment, retail and educational centers in Syracuse—making East Syracuse appealing to individuals who want a smaller-town feel while still being close to city resources and services. Geographically and strategically, East Syracuse occupies a favorable position for commuting and connectivity—easy access to major highways and transportation links, while maintaining a lower-density, suburban-style setting compared with central Syracuse. This balance makes it viable for both residential and light-commercial/redevelopment opportunities in the greater Central New York market.



DEMOGRAPHIC SUMMARY

EAST SYRACUSE, NY

POPULATION

East Syracuse

3,000

State: New York 19.8 Million

MEDIAN AGE

East Syracuse

44.8 Years

State: New York 39.6 Years

MEDIAN HOUSEHOLD INCOME

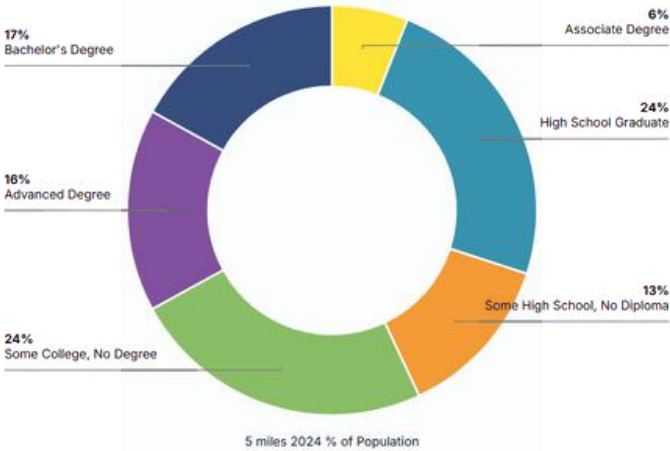
Ironwood

\$37,191

State: Michigan \$71,149

EDUCATIONAL ATTAINMENT

Highest level of education among people aged 25 years and older as 80% more or less than New York at large.



2024 STATISTICS

	2 Mile	5 Mile	10 Mile
Population 2024	24,848	173,449	356,587
Total Households	10,271	70,286	146,632
Avg Household Size	2	2	2
Avg Household Income	\$65,368	\$49,732	\$61,616

ECONOMIC INDICATORS

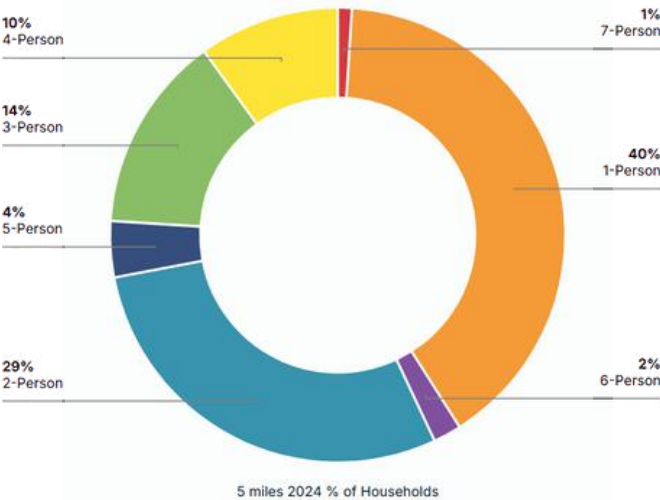
3.9%

Syracuse MSA
Unemployment Rate

4.4%

U.S.
Unemployment Rate

HOUSEHOLDS



East Syracuse

1,402

State: New York 7.67 Million



Average
Household Size



LOCATION OVERVIEW



HIGHWAY ACCESS

Interstate 481 (I-481): An eastern bypass around Syracuse whose southern interchange lies near East Syracuse/DeWitt. It provides an efficient north-south bypass for through-traffic and links to other major corridors.

New York State Route 290 (NY-290): Runs through East Syracuse (as East Manlius Street/Bridge Street/Manlius Center Road), connecting to downtown Syracuse to the west and stretching southeast toward Manlius. It serves as a main arterial roadway facilitating local and regional access.

New York State Route 298 (NY-298) – An east-west state route in Onondaga County that links via the Syracuse area toward Oneida Lake; useful for regional connectivity beyond the immediate suburb.



AIRPORT PROXIMITY

Syracuse Hancock International Airport (SYR): Located about 9 miles from East Syracuse – the principal commercial airport for the region. It offers nonstop flights to many major U.S. hubs, along with cargo and general aviation services, making it the primary gateway for domestic travel out of Central New York.

SITE OVERVIEW

SITE

Property Type:	Retail
Year Built:	1960
Frontage:	135' on Celi Drive. Visible from Erie Blvd.
Zoning:	B; Business District
Total SF:	7,170 SF
	+/-1,500 SF of warehouse space
	+/-5,600 SF of retail space
Acres:	0.40 acres
Stories:	1
Bathrooms:	3
Offices:	4
Construction:	Masonry
Overhead Doors:	(1) grade level (10' x 10') in warehouse
Clear Height:	12' 9" clear height in warehouse
	9' 9" to drop ceiling in retail space

**PARTIAL LEASEBACK AVAILABLE -
CONTACT BROKER FOR INFORMATION**

OPERATING EXPENSES

Property County Tax:	\$3,532.59
Property School Tax:	\$5,744.61
TOTAL	\$9,277.2

FLOOR PLAN











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2019 2020 2021
2022 2023

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