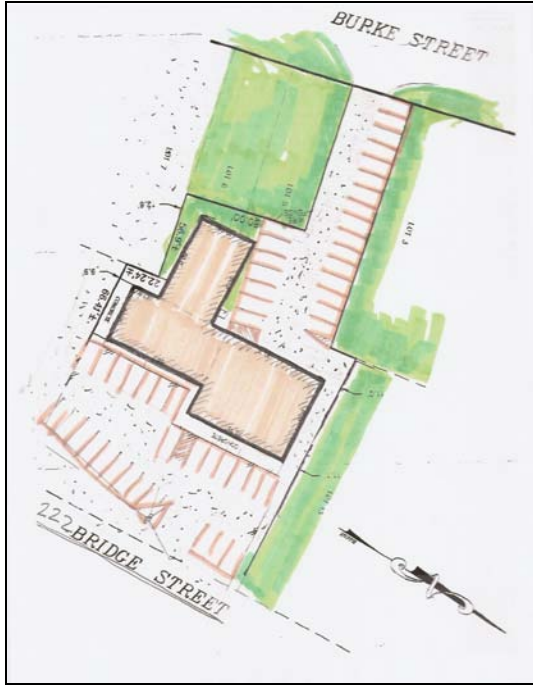


**222 Bridge Street****E. Syracuse, New York 13057**

- LOCATION:** Situated across from BJ's Wholesale, Staples & Dunkin Donuts. Close to Wal-Mart, Napa, Aldi Grocery Store, The Tractor Supply Co., Beacon Federal Credit Union, restaurants and more...
- SQ.FT. AVAIL.:** Approx. 10,000 sf easily dividable into (3) separate areas.  
Left area: 2,720 sf  
Right area: 4,260 sf  
Rear area: 2,400 sf
- ZONE:** General Commercial
- FEATURES:** Prime retail/office location w/ exceptional exposure. Former "Fitness Forum" Physical Therapy/Chiropractors facility. Large open areas w/ perimeter offices. Reception & Break Rm.

**TRAFFIC COUNTS:**

Bridge Street:

**28,938 AADT/2006**

Manlius Center Rd. (Rte 290)

**17,234 AADT/2006**

Bridge Street (over bridge to E. Syracuse):

**16,418 AADT/2006**

I690:

**85,161, AADT/2006****FOR SALE / LEASE**View additional property information on our website at [www.brangco.com](http://www.brangco.com)

All information furnished, regarding property for sale, rental or financing is from sources deemed reliable, but no warranty or representation is made to the accuracy thereof and same is submitted subject to errors, change of price, rental or conditions prior to sale, lease or financing or withdrawal without notice.

**222 Bridge Street****E. Syracuse, New York 13057****Interior:**

(3) naturally dividable areas:

Left space = 2,720 sf

restrooms, break room, storage and multiple offices

(2) entrances

Right space = 4,260 sf

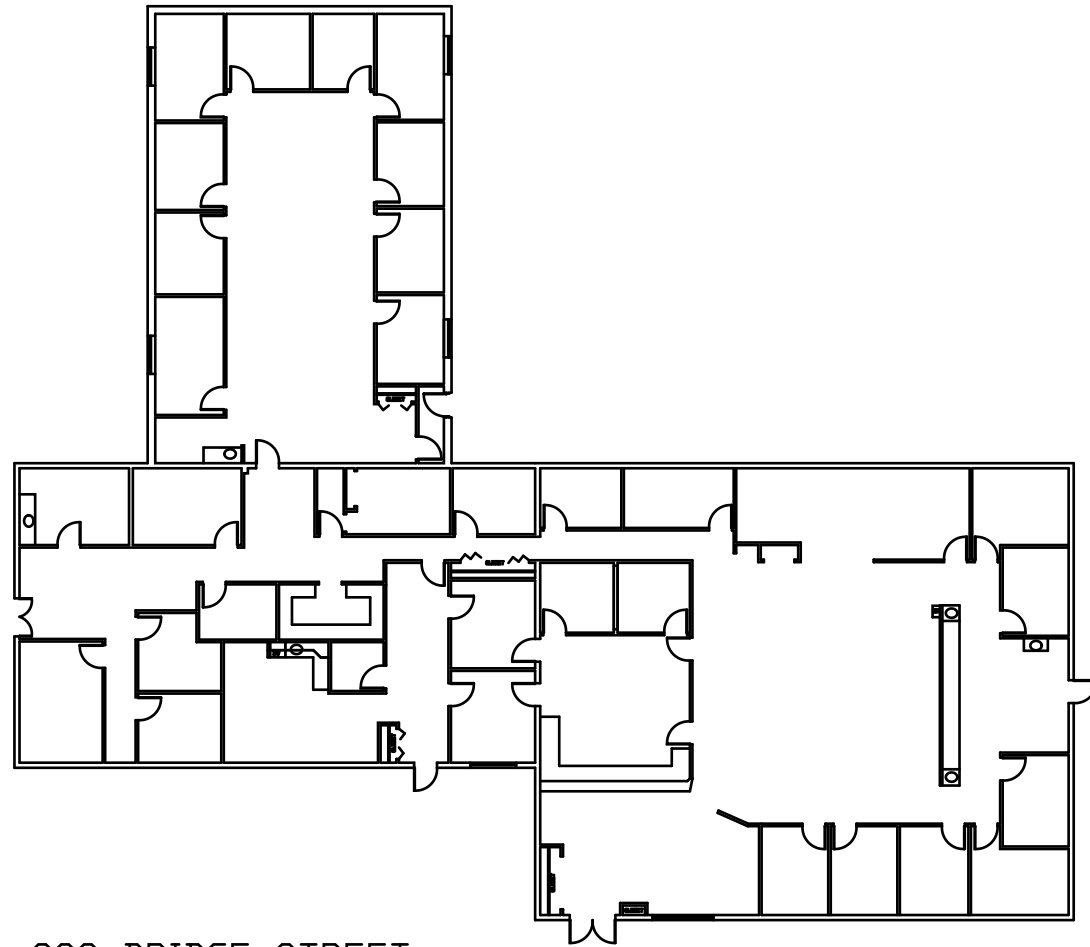
Main glass entrance, large reception & waiting area, an approx. 35'x35' open area, wash area

Multiple perimeter offices

Rear space = 2,400 sf

20'x48' open area, perimeter offices, break room, high ceilings, skylites

Separate rear entrance and parking



222 BRIDGE STREET  
EXISTING FLOOR PLAN LAYOUT