

5,686 SF FORMER RESTAURANT FOR SALE/LEASE OR REDEVELOPMENT



**VENTURE**  
BROKERAGE GROUP

# 9334 Brewerton Road

Brewerton, NY (Town of Cicero) 13029



## AVAILABLE OPPORTUNITY

- » **FOR SALE OR LEASE**
- » **Asking Price: \$649,000**
- » **5,686 SF former restaurant on 1.46 Acres**

## PROPERTY HIGHLIGHTS

- » **Conveniently located on Brewerton Road (Route 11)**
- » **Excellent visibility, pylon signage & ample parking**
- » **Located 6 miles from Micron Technology's planned semi-conductor fabrication facility planned to bring 50,000 new jobs to the region**
- » **Less than 2 miles from Interstate 81 on-ramp**



### FOR MORE INFORMATION, PLEASE CONTACT:



**VALERIE VINCENT**  
Licensed Real Estate Associate Broker  
315.663.8827 (c)  
[Valerie@VentureBrokerageGroup.com](mailto:Valerie@VentureBrokerageGroup.com)



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## CURRENT PROPERTY PHOTOS



## FORMER PROPERTY PHOTOS



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## MARKET AERIAL



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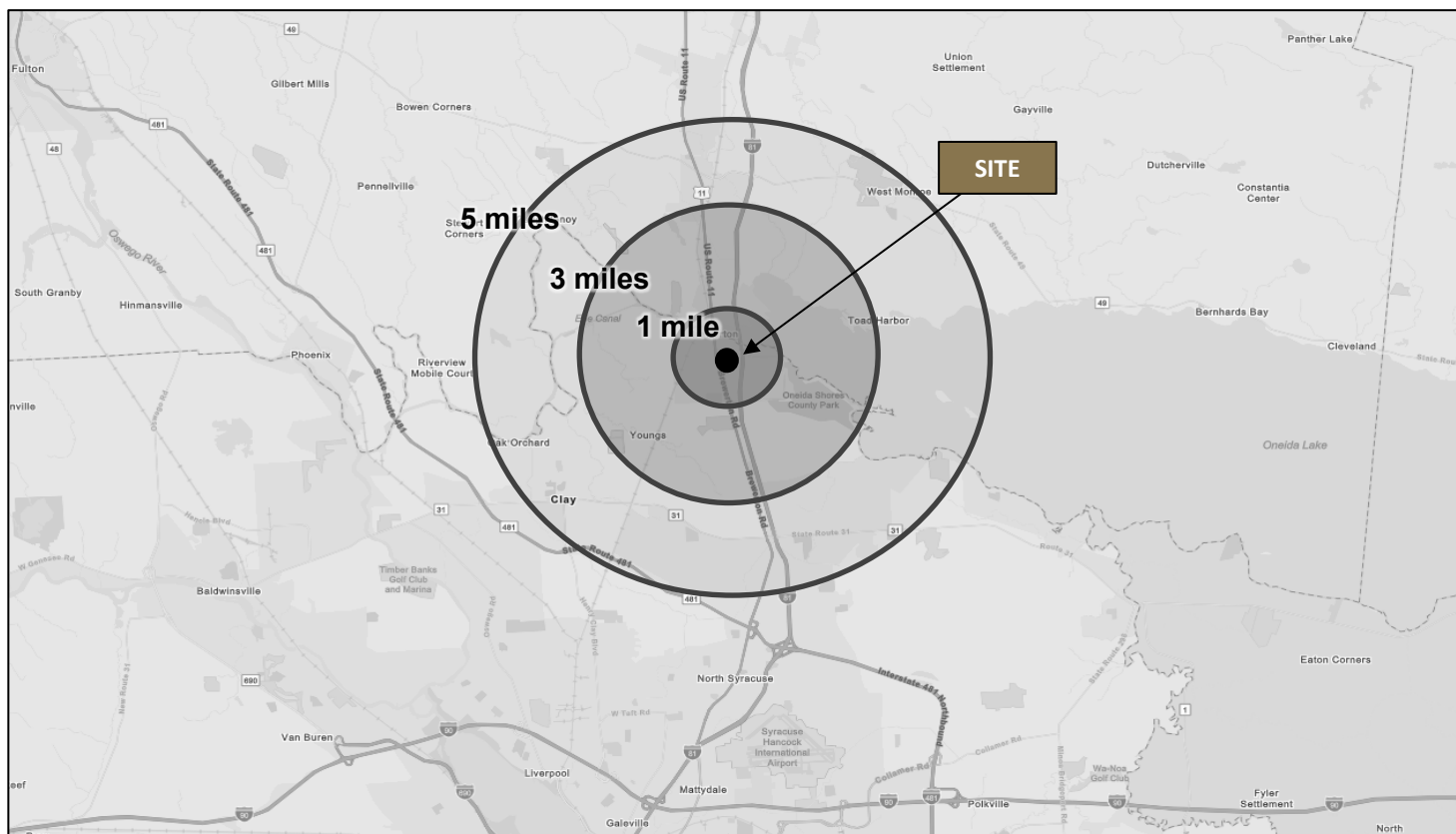
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## DEMOGRAPHICS



DEMOGRAPHIC SNAPSHOT	1 MILE	3 MILES	5 MILES
Total Population	3,455	9,112	35,872
Daytime Population	2,767	7,324	26,434
Households	1,483	3,792	14,567
Average Household Income	\$114,405	\$123,831	\$125,440



**320**  
Businesses



**2,838**  
Employees



**\$249,307**  
Median Home Value



**44.5**  
Median Age

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