

PRIME RETAIL SPACE FOR LEASE & PAD SITE

5962 Route 31

Cicero, NY 13029



VENTURE
BROKERAGE GROUP



AVAILABLE OPPORTUNITY

- » FOR LEASE: 68,801 SF shopping center, Aldi Plaza
- » Space 1: 3,500 SF
- » Space 2: 1,850 SF
- » Space 3: 1,465 SF
- » Pad site opportunity

PROPERTY HIGHLIGHTS

- » Prime location on Route 31 just off Interstate 81 in the main retail corridor
- » Just 0.5 miles from Interstate 81 and less than 3 miles west of the new Micron Technologies, a \$100 billion project expected to transform the area and bring approximately 500,000 new jobs
- » Signalized access shared with neighboring Cicero-North Syracuse High School, walking distance from the plaza
- » Strong co-tenants such as Aldi and Dollar Tree
- » Excellent visibility with pylon and monument signage available



FOR MORE INFORMATION, PLEASE CONTACT:



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PROPERTY PHOTOS



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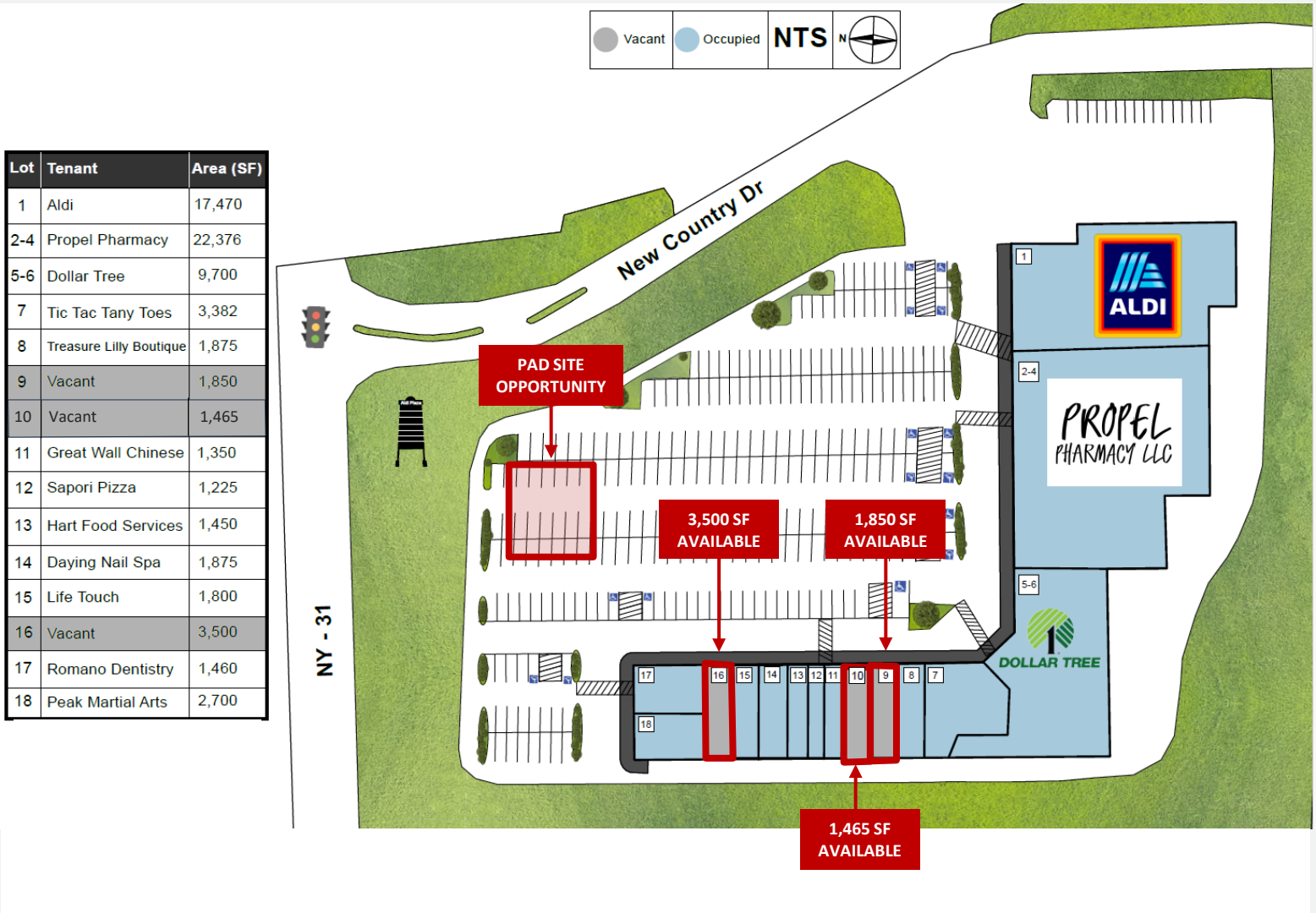
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SITE PLAN



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MARKET AERIAL



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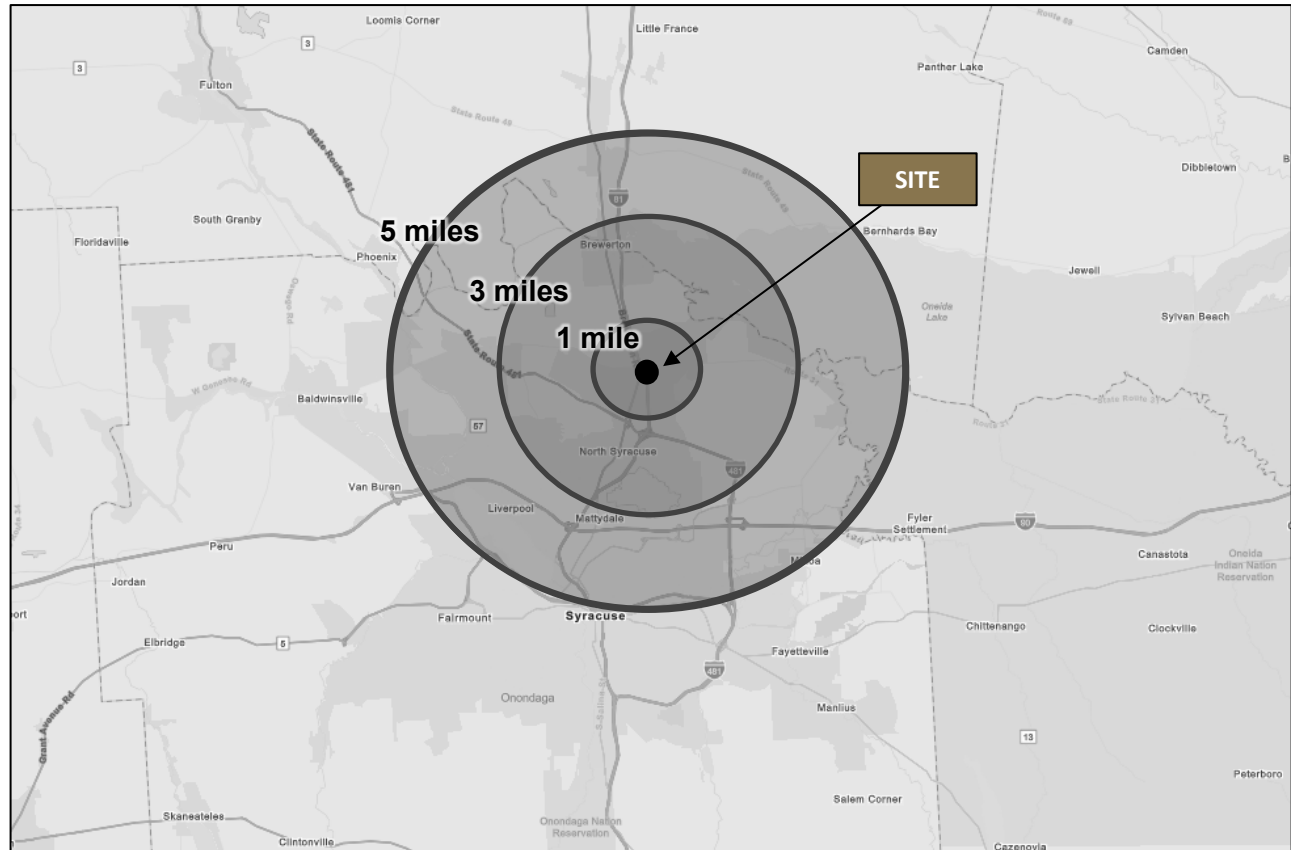
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DEMOGRAPHICS



DEMOGRAPHIC SNAPSHOT	1 MILE	3 MILES	5 MILES
Total Population	4,902	29,590	59,588
Daytime Population	4,199	24,158	56,059
Households	2,032	12,211	25,346
Average Household Income	\$128,987	\$121,510	\$114,123



903
Businesses



10,694
Employees



\$223,717
Median Home Value



43.8
Median Age

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