SHOP CITY

1820 Teall Ave, Syracuse, NY 13206

THUR RETAIL
Thur & Associates
Commercial Real Estate Brokerage

ANCHOR SPACE AVAILABLE 25,716 SF

Shop City
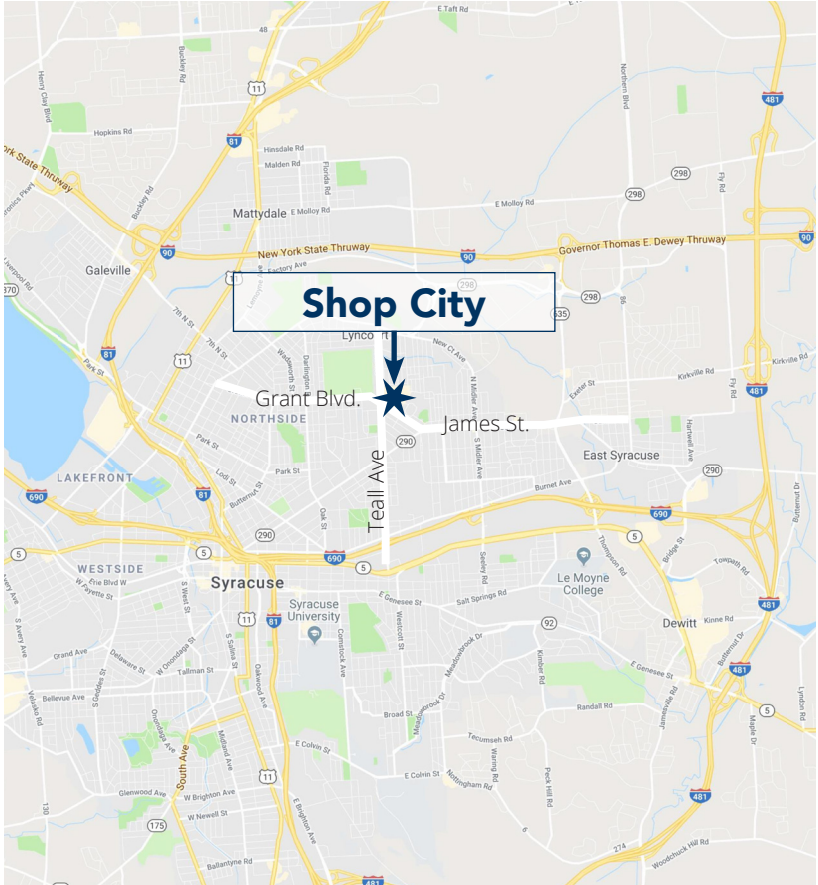
PROPERTY HIGHLIGHTS

- **AVAILABLE GYM/RETAIL: 9,150 SF** (former Gym)
  AVAILABLE ANCHOR: 25,716 SF (former Valu Home Centers)
  2nd Generation Restaurant: 1,140 SF

- GLA: 296,586 SF

- Great grocery anchored center with strong demographics
  1,985 surface parking spaces

	POPULATION	CARS PER DAY	AV. HH INCOME	EMPLOYEES
3 Mi	117,021	Teall Avenue: 13,084	3 Mi $72,052	3 Mi 87,144
5 Mi	220,819	Grant Boulevard: 10,325	5 Mi $79,685	5 Mi 137,392
10 Mi	386,692		10 Mi $97,156	10 Mi 179,009

McDonald's · Advance Auto Parts · DOLLAR TREE · Rainbow · RITE AID · TOPS · BLACK FRIDAY BINS SUPERCENTER

last updated: 02/24/25   P. 1

SHARY THUR   ☎ 202-359-3469   ✉ sthur@thurassociates.com

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Micron Technology coming to Syracuse Area

Micron Technology plans to spend up to **$100 billion** building a mega-complex of computer chip plants in Syracuse's northern suburbs in what would be the largest single private investment in New York history.

Micron announced thed details about the project, which would create up to **9,000 jobs** over the next 20 years at the White Pine Commerce Park in Clay.

The project is expected to bring an additional **40,000 supply-chain and construction jobs** to the Syracuse area and New York state.

The company's plans call for building a massive **7.2 million-square-foot** complex that will include the nation's largest clean-room space. The clean-room facilities alone would cover about **2.4 million square feet**, about the size of **40 football fields**.

Micron would build up to **four separate semiconductor fabrication plants** in phases at the 1,300-acre site off Route 31, said Micron President and CEO Sanjay Mehrotra.

Micron said the local employees would be paid an average salary of more than **$100,000** per year.

Rendering shows Micron Technology Inc.'s planned semiconductor fabrication facility in Clay

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Largest Amazon Facility in NY is in Syracuse

At a ribbon-cutting ceremony for the 3**.8-million-square-foot** center on Morgan Road Thursday June 23rd 2022, company officials said the facility has already attained its initial goal of hiring 1,500 people and is continuing to hire.

The five-story building, known within the Amazon world as SYR1, is the **largest Amazon facility** in New York and serves much of the Upstate area, as well as parts of Massachusetts and Connecticut. And Amazon said the center will eventually serve customers in additional states.

In September 2022 the company's distribution center in Clay — at 3.8 million square feet, **one of the largest warehouses in the world** — employs over **2,500 full-time workers**, and plans to reach **3,000** by the end of October.
Just how big is the place? Consider this:

- The building currently holds **15 million products**, everything from books to electronics to consumer goods. As business ramps up, that number will rise to 40 million, according to Amazon.
- Around 10,000 robots operate inside the building, constantly carrying shelving units full of merchandise to and from humans for picking and sorting.
- More than 10 miles of computer-controlled conveyors wind through the entire structure, speeding merchandise from picking stations to packaging areas.
- **15,500 tons** of structural steel was used in its construction.
- You could fit **64 football fields** inside the building's five floors.

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Teall Ave = 13,084 VPD

Grant Blvd = 10,325 VPD

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Available 9,150 SF + free lower level 9,150 SF

VET

Advance Auto Parts

Dollar Tree Stores, Inc.

RITE AID

Available 25,716 SF

16 | 15 | 14A | 14B | 14C | 13 | 12 | 11

LIQUOR 10

CHIRO 9

BLACK FRIDAY BINS SUPERCENTER
25,178 SF
6

PIZZA 3

Wireless 2B

PAWN KING 2A

Rainbow 2

TOPS Friendly Markets 1

5 | 4

EmpireVision

H&R BLOCK

Hair Land 7,466 SF

RAC

SHOP CITY

Beauty Supply

34
DRIVE THRU

metro

33

McDonald's 17

32

31 CHINESE

SMOKERS CHOICE CIGARETTE

30

MOBIL

29

Laundry

LEA LANE

NAILS 19 | 18

M&T Bank

MOLINA HEALTHCARE

GRANT TERRACE

CSL Plasma 28

CSL Plasma 27

26 QUEST DIAGNOSTICS

25 APPLIANCE PARTS

24

23

22

21

Restaurant Available 1,140 SF

SWANSEA DR

Gift Baskets

Spa

GRANT BLVD

Pylon Sign Here

Legend

	Available
	Available soon
	Leased

	Leased		Pylon Sign
	Available		
	Temp Tenant		

update: 2.24.25

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Suite	Tenant	Category	SF	Suite	Tenant	Category	SF
1	Tops	Supermarket	51,704	19	Nails	Nail salon	1,848
2	Rainbow	Apparel	4,959	21	Molina Health Care	Medical	3,264
2A	Pawn King	Pawn store	5,691	22	Gift Baskets	Gift baskets	1,316
2B	Verizon	Wireless	1,350	23	Spa	Spa	1,200
3	Pizza	Restaurant	1,440	**24**	**Available**	**Restaurant**	**1,140**
4	Rent-a-center	Furniture rental	3,600	25	Appliance Parts	Appliances	1,140
5	Hair Land	Beauty Supply	7,466	26	Quest Diagnostics	Medical	1,425
6	Black Friday Bins	Discount store	25,178	27	CSL Plasma	Medical	6,832
9	Atlas Chiropractic	Chiropractor	2,130	28	CSL Plasma - Drive Thru	Medical	3,000
10	Liquor	Liquor store	2,080	29	Laundromat	Laundry	4,000
11	H&R Block	Tax office	4,244	30	Store	Retail	1,730
12	Empire Vision	Medical	4,000	31	China House	Restaurant	1,950
13	**Available**	**Home improvement**	**25,716**	32	Smokers Choice	Smoke shop	2,904
14C	Rite-Aid	Convenience store	14,499	33	Ultimate Beauty Supply	Beauty Supply	1,886
14B	Dollar Tree	Dollar store	12,756	34	Metro by T-Mobile	Wireless	1,800
14A	**Available**	**Fitness/Gym**	**9,150**				
15	Advance Auto	Auto parts	12,325				
16	VCA Animal Hospital	Veterinary	3,660				
17	Mc Donald's	Fast Food	4,000				
18	M&T Bank	Bank	5,720				

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SHOP CITY

Tops
Black Friday Bins
Hair Land
Advance Auto Parts
Rainbow
M&T Bank
VALU HOME CENTERS
Visionworks
FISH COVE
YUMMY BUFFET
APPLIANCE PARTS
NEXES SALON

DOLLAR TREE
RITE AID PHARMACY
THUR RETAIL NOW LEASING 202.823.4444
H&R BLOCK
SMOKERS CHOICE
CSL Plasma
Rent·A·Center
Your Sign Here
LIQUORS
SHOP CITY VETERINARY
CHINA HOUSE
MARK'S PIZZERIA
PAWN KING

PRIME RETAIL SPACE
FOR LEASE
THUR RETAIL
Thur & Associates
202.823.4444

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LEASING CONTACT

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OFFICE LOCATIONS

DC OFFICE
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Chevy Chase, MD 20815
202-823-4444

BOCA RATON
327 Mizner Park, Suite 301
Boca Raton, Fl 33432
561-395-2441

Complete Profile

2010-2020 Census, 2024 Estimates with 2029 Projections
Calculated using Weighted Block Centroid from Block Groups

Lat/Lon: 43.0738/-76.1216

Shop City Syracuse, NY 13206	3 mi radius		5 mi radius		10 mi radius	
Population						
Estimated Population (2024)	117,021		220,819		386,952	
Projected Population (2029)	114,437		215,340		377,574	
Census Population (2020)	115,986		221,348		393,451	
Census Population (2010)	112,210		217,755		387,580	
Projected Annual Growth (2024-2029)	-2,583	-0.4%	-5,479	-0.5%	-9,378	-0.5%
Historical Annual Growth (2020-2024)	1,034	-	-529	-	-6,499	-0.4%
Historical Annual Growth (2010-2020)	3,776	0.3%	3,593	0.2%	5,871	0.2%
Estimated Population Density (2024)	4,141	*psm*	2,813	*psm*	1,232	*psm*
Trade Area Size	28.3	*sq mi*	78.5	*sq mi*	314.0	*sq mi*
Households						
Estimated Households (2024)	49,322		93,212		163,229	
Projected Households (2029)	48,895		91,879		160,795	
Census Households (2020)	47,762		91,000		161,594	
Census Households (2010)	45,344		88,353		156,330	
Projected Annual Growth (2024-2029)	-427	-0.2%	-1,333	-0.3%	-2,434	-0.3%
Historical Annual Change (2010-2024)	3,978	0.6%	4,859	0.4%	6,899	0.3%
Average Household Income						
Estimated Average Household Income (2024)	$72,052		$79,685		$97,156	
Projected Average Household Income (2029)	$73,842		$82,172		$100,826	
Census Average Household Income (2010)	$43,601		$49,350		$61,204	
Census Average Household Income (2000)	$38,702		$42,524		$51,150	
Projected Annual Change (2024-2029)	$1,790	0.5%	$2,487	0.6%	$3,670	0.8%
Historical Annual Change (2000-2024)	$33,350	3.6%	$37,161	3.6%	$46,006	3.7%
Median Household Income						
Estimated Median Household Income (2024)	$54,016		$59,759		$73,369	
Projected Median Household Income (2029)	$54,647		$60,711		$74,990	
Census Median Household Income (2010)	$34,845		$40,077		$51,035	
Census Median Household Income (2000)	$29,582		$33,736		$41,977	
Projected Annual Change (2024-2029)	$631	0.2%	$952	0.3%	$1,621	0.4%
Historical Annual Change (2000-2024)	$24,435	3.4%	$26,023	3.2%	$31,391	3.1%
Per Capita Income						
Estimated Per Capita Income (2024)	$30,911		$34,089		$41,285	
Projected Per Capita Income (2029)	$32,105		$35,524		$43,247	
Census Per Capita Income (2010)	$17,619		$20,024		$24,687	
Census Per Capita Income (2000)	$15,976		$17,376		$20,335	
Projected Annual Change (2024-2029)	$1,194	0.8%	$1,435	0.8%	$1,962	1.0%
Historical Annual Change (2000-2024)	$14,935	3.9%	$16,713	4.0%	$20,951	4.3%
Estimated Average Household Net Worth (2024)	$552,853		$661,965		$889,391	

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2010-2020 Census, 2024 Estimates with 2029 Projections
Calculated using Weighted Block Centroid from Block Groups

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Lat/Lon: 43.0738/-76.1216

Shop City Syracuse, NY 13206	3 mi radius		5 mi radius		10 mi radius	
Race and Ethnicity						
Total Population (2024)	117,021		220,819		386,952	
White (2024)	70,416	60.2%	139,585	63.2%	283,304	73.2%
Black or African American (2024)	25,765	22.0%	48,730	22.1%	57,489	14.9%
American Indian or Alaska Native (2024)	620	0.5%	1,150	0.5%	1,835	0.5%
Asian (2024)	9,276	7.9%	12,195	5.5%	17,062	4.4%
Hawaiian or Pacific Islander (2024)	34	-	65	-	90	-
Other Race (2024)	3,437	2.9%	5,768	2.6%	7,063	1.8%
Two or More Races (2024)	7,472	6.4%	13,326	6.0%	20,111	5.2%
Population < 18 (2024)	23,584	20.2%	45,125	20.4%	79,351	20.5%
White Not Hispanic	8,786	37.3%	18,765	41.6%	45,199	57.0%
Black or African American	7,927	33.6%	15,021	33.3%	17,224	21.7%
Asian	2,547	10.8%	3,202	7.1%	4,549	5.7%
Other Race Not Hispanic	2,070	8.8%	3,891	8.6%	6,380	8.0%
Hispanic	2,255	9.6%	4,245	9.4%	5,999	7.6%
Not Hispanic or Latino Population (2024)	107,682	92.0%	204,693	92.7%	365,546	94.5%
Not Hispanic White	68,699	63.8%	136,424	66.6%	278,371	76.2%
Not Hispanic Black or African American	24,545	22.8%	46,572	22.8%	54,902	15.0%
Not Hispanic American Indian or Alaska Native	466	0.4%	893	0.4%	1,498	0.4%
Not Hispanic Asian	9,234	8.6%	12,123	5.9%	16,945	4.6%
Not Hispanic Hawaiian or Pacific Islander	24	-	48	-	68	-
Not Hispanic Other Race	358	0.3%	604	0.3%	958	0.3%
Not Hispanic Two or More Races	4,356	4.0%	8,028	3.9%	12,804	3.5%
Hispanic or Latino Population (2024)	9,338	8.0%	16,126	7.3%	21,407	5.5%
Hispanic White	1,717	18.4%	3,161	19.6%	4,933	23.0%
Hispanic Black or African American	1,220	13.1%	2,158	13.4%	2,586	12.1%
Hispanic American Indian or Alaska Native	154	1.6%	257	1.6%	337	1.6%
Hispanic Asian	42	0.5%	72	0.4%	117	0.5%
Hispanic Hawaiian or Pacific Islander	10	0.1%	17	0.1%	22	0.1%
Hispanic Other Race	3,079	33.0%	5,163	32.0%	6,105	28.5%
Hispanic Two or More Races	3,117	33.4%	5,298	32.9%	7,307	34.1%
Not Hispanic or Latino Population (2020)	105,636	91.1%	202,892	91.7%	369,148	93.8%
Hispanic or Latino Population (2020)	10,350	8.9%	18,456	8.3%	24,303	6.2%
Not Hispanic or Latino Population (2010)	104,797	93.4%	203,792	93.6%	369,988	95.5%
Hispanic or Latino Population (2010)	7,413	6.6%	13,963	6.4%	17,592	4.5%
Not Hispanic or Latino Population (2029)	104,789	91.6%	198,532	92.2%	354,251	93.8%
Hispanic or Latino Population (2029)	9,649	8.4%	16,808	7.8%	23,323	6.2%
Projected Annual Growth (2024-2029)	310	0.7%	682	0.8%	1,916	1.8%
Historical Annual Growth (2010-2020)	2,937	4.0%	4,493	3.2%	6,711	3.8%

Complete Profile

2010-2020 Census, 2024 Estimates with 2029 Projections
Calculated using Weighted Block Centroid from Block Groups

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Lat/Lon: 43.0738/-76.1216

Shop City **Syracuse, NY 13206**	**3 mi radius**		**5 mi radius**		**10 mi radius**	
Total Age Distribution (2024)						
Total Population	117,021		220,819		386,952	
Age Under 5 Years	6,690	5.7%	12,356	5.6%	20,950	5.4%
Age 5 to 9 Years	6,742	5.8%	12,735	5.8%	22,233	5.7%
Age 10 to 14 Years	6,436	5.5%	12,762	5.8%	22,696	5.9%
Age 15 to 19 Years	10,108	8.6%	18,171	8.2%	27,730	7.2%
Age 20 to 24 Years	14,051	12.0%	20,323	9.2%	27,855	7.2%
Age 25 to 29 Years	9,830	8.4%	17,363	7.9%	25,915	6.7%
Age 30 to 34 Years	9,100	7.8%	16,607	7.5%	26,710	6.9%
Age 35 to 39 Years	7,760	6.6%	14,463	6.5%	25,520	6.6%
Age 40 to 44 Years	6,641	5.7%	12,620	5.7%	22,977	5.9%
Age 45 to 49 Years	5,579	4.8%	10,672	4.8%	20,028	5.2%
Age 50 to 54 Years	6,030	5.2%	11,655	5.3%	22,683	5.9%
Age 55 to 59 Years	6,316	5.4%	12,337	5.6%	24,448	6.3%
Age 60 to 64 Years	6,369	5.4%	12,861	5.8%	25,616	6.6%
Age 65 to 69 Years	5,217	4.5%	11,198	5.1%	22,794	5.9%
Age 70 to 74 Years	4,030	3.4%	8,807	4.0%	18,244	4.7%
Age 75 to 79 Years	2,662	2.3%	6,304	2.9%	12,977	3.4%
Age 80 to 84 Years	1,741	1.5%	4,239	1.9%	8,412	2.2%
Age 85 Years or Over	1,720	1.5%	5,346	2.4%	9,164	2.4%
Median Age	33.5		36.2		39.3	
Age 19 Years or Less	29,975	25.6%	56,024	25.4%	93,609	24.2%
Age 20 to 64 Years	71,676	61.3%	128,902	58.4%	221,751	57.3%
Age 65 Years or Over	15,369	13.1%	35,893	16.3%	71,592	18.5%
Female Age Distribution (2024)						
Female Population	54,244	46.4%	105,686	47.9%	190,328	49.2%
Age Under 5 Years	3,263	6.0%	6,066	5.7%	10,316	5.4%
Age 5 to 9 Years	3,284	6.1%	6,241	5.9%	10,878	5.7%
Age 10 to 14 Years	3,072	5.7%	6,167	5.8%	10,973	5.8%
Age 15 to 19 Years	3,057	5.6%	5,929	5.6%	10,370	5.4%
Age 20 to 24 Years	4,843	8.9%	7,710	7.3%	11,288	5.9%
Age 25 to 29 Years	4,995	9.2%	8,914	8.4%	13,209	6.9%
Age 30 to 34 Years	4,492	8.3%	8,322	7.9%	13,484	7.1%
Age 35 to 39 Years	3,880	7.2%	7,322	6.9%	12,976	6.8%
Age 40 to 44 Years	3,304	6.1%	6,450	6.1%	11,735	6.2%
Age 45 to 49 Years	2,844	5.2%	5,566	5.3%	10,339	5.4%
Age 50 to 54 Years	2,951	5.4%	5,883	5.6%	11,619	6.1%
Age 55 to 59 Years	3,133	5.8%	6,271	5.9%	12,575	6.6%
Age 60 to 64 Years	3,183	5.9%	6,576	6.2%	13,182	6.9%
Age 65 to 69 Years	2,644	4.9%	5,822	5.5%	11,904	6.3%
Age 70 to 74 Years	2,060	3.8%	4,693	4.4%	9,715	5.1%
Age 75 to 79 Years	1,411	2.6%	3,405	3.2%	7,086	3.7%
Age 80 to 84 Years	978	1.8%	2,279	2.2%	4,559	2.4%
Age 85 Years or Over	851	1.6%	2,071	2.0%	4,123	2.2%
Female Median Age	35.4		37.8		40.9	
Age 19 Years or Less	12,675	23.4%	24,403	23.1%	42,536	22.3%
Age 20 to 64 Years	33,625	62.0%	63,013	59.6%	110,406	58.0%
Age 65 Years or Over	7,944	14.6%	18,269	17.3%	37,386	19.6%

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Shop City Syracuse, NY 13206	3 mi radius		5 mi radius		10 mi radius	
Male Age Distribution (2024)						
Male Population	62,777	53.6%	115,134	52.1%	196,624	50.8%
Age Under 5 Years	3,427	5.5%	6,290	5.5%	10,635	5.4%
Age 5 to 9 Years	3,458	5.5%	6,494	5.6%	11,356	5.8%
Age 10 to 14 Years	3,364	5.4%	6,595	5.7%	11,723	6.0%
Age 15 to 19 Years	7,051	11.2%	12,242	10.6%	17,360	8.8%
Age 20 to 24 Years	9,208	14.7%	12,613	11.0%	16,567	8.4%
Age 25 to 29 Years	4,835	7.7%	8,450	7.3%	12,706	6.5%
Age 30 to 34 Years	4,608	7.3%	8,285	7.2%	13,227	6.7%
Age 35 to 39 Years	3,880	6.2%	7,141	6.2%	12,544	6.4%
Age 40 to 44 Years	3,337	5.3%	6,170	5.4%	11,242	5.7%
Age 45 to 49 Years	2,735	4.4%	5,106	4.4%	9,688	4.9%
Age 50 to 54 Years	3,078	4.9%	5,772	5.0%	11,064	5.6%
Age 55 to 59 Years	3,183	5.1%	6,067	5.3%	11,873	6.0%
Age 60 to 64 Years	3,187	5.1%	6,285	5.5%	12,434	6.3%
Age 65 to 69 Years	2,573	4.1%	5,377	4.7%	10,891	5.5%
Age 70 to 74 Years	1,970	3.1%	4,114	3.6%	8,530	4.3%
Age 75 to 79 Years	1,251	2.0%	2,898	2.5%	5,891	3.0%
Age 80 to 84 Years	762	1.2%	1,960	1.7%	3,853	2.0%
Age 85 Years or Over	869	1.4%	3,275	2.8%	5,041	2.6%
Male Median Age	32.0		35.0		38.0	
Age 19 Years or Less	17,300	27.6%	31,621	27.5%	51,073	26.0%
Age 20 to 64 Years	38,051	60.6%	65,889	57.2%	111,345	56.6%
Age 65 Years or Over	7,426	11.8%	17,624	15.3%	34,206	17.4%
Males per 100 Females (2024)						
Overall Comparison	116		109		103	
Age Under 5 Years	105	51.2%	104	50.9%	103	50.8%
Age 5 to 9 Years	105	51.3%	104	51.0%	104	51.1%
Age 10 to 14 Years	110	52.3%	107	51.7%	107	51.7%
Age 15 to 19 Years	231	69.8%	206	67.4%	167	62.6%
Age 20 to 24 Years	190	65.5%	164	62.1%	147	59.5%
Age 25 to 29 Years	97	49.2%	95	48.7%	96	49.0%
Age 30 to 34 Years	103	50.6%	100	49.9%	98	49.5%
Age 35 to 39 Years	100	50.0%	98	49.4%	97	49.2%
Age 40 to 44 Years	101	50.2%	96	48.9%	96	48.9%
Age 45 to 49 Years	96	49.0%	92	47.8%	94	48.4%
Age 50 to 54 Years	104	51.1%	98	49.5%	95	48.8%
Age 55 to 59 Years	102	50.4%	97	49.2%	94	48.6%
Age 60 to 64 Years	100	50.0%	96	48.9%	94	48.5%
Age 65 to 69 Years	97	49.3%	92	48.0%	91	47.8%
Age 70 to 74 Years	96	48.9%	88	46.7%	88	46.8%
Age 75 to 79 Years	89	47.0%	85	46.0%	83	45.4%
Age 80 to 84 Years	78	43.8%	86	46.2%	85	45.8%
Age 85 Years or Over	102	50.5%	158	61.3%	122	55.0%
Age 19 Years or Less	136	57.7%	130	56.4%	120	54.6%
Age 20 to 39 Years	124	55.3%	113	53.1%	108	51.9%
Age 40 to 64 Years	101	50.2%	96	48.9%	95	48.6%
Age 65 Years or Over	93	48.3%	96	49.1%	91	47.8%

Complete Profile

2010-2020 Census, 2024 Estimates with 2029 Projections
Calculated using Weighted Block Centroid from Block Groups

THUR RETAIL
Thur & Associates
Commercial Real Estate Brokerage

Lat/Lon: 43.0738/-76.1216

Shop City Syracuse, NY 13206	3 mi radius		5 mi radius		10 mi radius	
Household Type (2024)						
Total Households	49,322		93,212		163,229	
Households with Children	11,712	23.7%	22,243	23.9%	38,527	23.6%
Average Household Size	2.2		2.2		2.3	
Household Density per Square Mile	1,745		1,187		520	
Population Family	73,970	63.2%	141,896	64.3%	258,796	66.9%
Population Non-Family	32,437	27.7%	62,407	28.3%	109,089	28.2%
Population Group Quarters	10,614	9.1%	16,516	7.5%	19,067	4.9%
Family Households	23,972	48.6%	45,542	48.9%	82,191	50.4%
Married Couple Households	12,315	51.4%	24,127	53.0%	52,086	63.4%
Other Family Households with Children	11,657	48.6%	21,414	47.0%	30,105	36.6%
Family Households with Children	11,696	48.8%	22,212	48.8%	38,483	46.8%
Married Couple with Children	4,959	42.4%	9,739	43.8%	21,626	56.2%
Other Family Households with Children	6,737	57.6%	12,473	56.2%	16,856	43.8%
Family Households No Children	12,276	51.2%	23,330	51.2%	43,709	53.2%
Married Couple No Children	7,356	59.9%	14,388	61.7%	30,459	69.7%
Other Family Households No Children	4,920	40.1%	8,942	38.3%	13,249	30.3%
Non-Family Households	25,350	51.4%	47,670	51.1%	81,038	49.6%
Non-Family Households with Children	16	-	31	-	44	-
Non-Family Households No Children	25,334	99.9%	47,639	99.9%	80,994	99.9%
Average Family Household Size	3.1		3.1		3.1	
Average Family Income	$87,017		$97,714		$125,075	
Median Family Income	$71,593		$77,808		$98,284	
Average Non-Family Household Size	1.3		1.3		1.3	
Marital Status (2024)						
Population Age 15 Years or Over	97,153		182,966		321,073	
Never Married	51,610	53.1%	89,840	49.1%	130,201	40.6%
Currently Married	24,337	25.1%	52,571	28.7%	122,994	38.3%
Previously Married	21,206	21.8%	40,556	22.2%	67,878	21.1%
Separated	5,162	24.3%	8,723	21.5%	12,379	18.2%
Widowed	4,135	19.5%	9,105	22.5%	16,518	24.3%
Divorced	11,909	56.2%	22,727	56.0%	38,982	57.4%
Educational Attainment (2024)						
Adult Population Age 25 Years or Over	72,994		144,472		265,488	
Elementary (Grade Level 0 to 8)	4,334	5.9%	6,575	4.6%	8,834	3.3%
Some High School (Grade Level 9 to 11)	6,260	8.6%	10,978	7.6%	15,622	5.9%
High School Graduate	19,657	26.9%	39,819	27.6%	67,935	25.6%
Some College	12,755	17.5%	24,665	17.1%	44,040	16.6%
Associate Degree Only	8,016	11.0%	16,297	11.3%	32,260	12.2%
Bachelor Degree Only	12,171	16.7%	25,592	17.7%	53,455	20.1%
Graduate Degree	9,801	13.4%	20,546	14.2%	43,342	16.3%
Any College (Some College or Higher)	42,743	58.6%	87,100	60.3%	173,097	65.2%
College Degree + (Bachelor Degree or Higher)	21,972	30.1%	46,138	31.9%	96,797	36.5%

Complete Profile

2010-2020 Census, 2024 Estimates with 2029 Projections

Calculated using Weighted Block Centroid from Block Groups

Lat/Lon: 43.0738/-76.1216

Shop City Syracuse, NY 13206	3 mi radius		5 mi radius		10 mi radius	
Housing						
Total Housing Units (2024)	53,491		100,813		174,882	
Total Housing Units (2020)	52,962		100,235		174,109	
Historical Annual Growth (2020-2024)	529	-	577	-	773	-
Housing Units Occupied (2024)	49,322	92.2%	93,212	92.5%	163,229	93.3%
Housing Units Owner-Occupied	19,280	39.1%	43,251	46.4%	96,837	59.3%
Housing Units Renter-Occupied	30,042	60.9%	49,961	53.6%	66,392	40.7%
Housing Units Vacant (2024)	4,169	7.8%	7,601	7.5%	11,653	6.7%
Household Size (2024)						
Total Households	49,322		93,212		163,229	
1 Person Households	21,223	43.0%	40,337	43.3%	69,919	42.8%
2 Person Households	15,874	32.2%	31,060	33.3%	60,719	37.2%
3 Person Households	5,884	11.9%	10,497	11.3%	15,373	9.4%
4 Person Households	3,562	7.2%	6,371	6.8%	10,060	6.2%
5 Person Households	1,555	3.2%	2,836	3.0%	4,333	2.7%
6 Person Households	747	1.5%	1,302	1.4%	1,783	1.1%
7 or More Person Households	476	1.0%	811	0.9%	1,043	0.6%
Household Income Distribution (2024)						
HH Income $200,000 or More	2,365	4.8%	5,284	5.7%	13,499	8.3%
HH Income $150,000 to $199,999	2,418	4.9%	5,568	6.0%	13,665	8.4%
HH Income $125,000 to $149,999	2,171	4.4%	4,829	5.2%	11,286	6.9%
HH Income $100,000 to $124,999	3,767	7.6%	7,868	8.4%	15,492	9.5%
HH Income $75,000 to $99,999	5,570	11.3%	10,797	11.6%	20,457	12.5%
HH Income $50,000 to $74,999	7,798	15.8%	15,261	16.4%	25,890	15.9%
HH Income $35,000 to $49,999	5,860	11.9%	10,691	11.5%	17,325	10.6%
HH Income $25,000 to $34,999	5,172	10.5%	8,567	9.2%	12,612	7.7%
HH Income $15,000 to $24,999	4,964	10.1%	9,381	10.1%	13,374	8.2%
HH Income $10,000 to $14,999	3,005	6.1%	4,712	5.1%	5,785	3.5%
HH Income Under $10,000	6,233	12.6%	10,254	11.0%	13,845	8.5%
Household Vehicles (2024)						
Households 0 Vehicles Available	12,044	24.4%	19,227	20.6%	23,739	14.5%
Households 1 Vehicle Available	21,899	44.4%	40,797	43.8%	66,179	40.5%
Households 2 Vehicles Available	12,000	24.3%	25,732	27.6%	55,083	33.7%
Households 3 or More Vehicles Available	3,379	6.9%	7,456	8.0%	18,228	11.2%
Total Vehicles Available	57,011		116,639		236,067	
Average Vehicles per Household	1.2		1.3		1.4	
Owner-Occupied Household Vehicles	31,245	54.8%	72,314	62.0%	172,867	73.2%
Average Vehicles per Owner-Occupied Household	1.6		1.7		1.8	
Renter-Occupied Household Vehicles	25,766	45.2%	44,325	38.0%	63,200	26.8%
Average Vehicles per Renter-Occupied Household	-		-		-	
Travel Time (2024)						
Worker Base Age 16 years or Over	51,365		98,622		181,866	
Travel to Work in 14 Minutes or Less	20,651	40.2%	38,062	38.6%	58,195	32.0%
Travel to Work in 15 to 29 Minutes	18,123	35.3%	37,287	37.8%	76,715	42.2%
Travel to Work in 30 to 59 Minutes	4,596	8.9%	8,587	8.7%	18,641	10.2%
Travel to Work in 60 Minutes or More	1,431	2.8%	2,740	2.8%	5,200	2.9%
Work at Home	6,564	12.8%	11,947	12.1%	23,116	12.7%
Average Minutes Travel to Work	14.9		15.4		17.1	

Complete Profile

2010-2020 Census, 2024 Estimates with 2029 Projections
Calculated using Weighted Block Centroid from Block Groups

THUR RETAIL
Thur & Associates
Commercial Real Estate Brokerage

Lat/Lon: 43.0738/-76.1216

Shop City Syracuse, NY 13206	3 mi radius		5 mi radius		10 mi radius	
Transportation To Work (2024)						
Worker Base Age 16 years or Over	51,365		98,622		181,866	
Drive to Work Alone	32,278	62.8%	65,443	66.4%	127,662	70.2%
Drive to Work in Carpool	4,477	8.7%	8,519	8.6%	14,781	8.1%
Travel to Work by Public Transportation	2,499	4.9%	4,569	4.6%	5,692	3.1%
Drive to Work on Motorcycle	13	-	32	-	39	-
Bicycle to Work	701	1.4%	962	1.0%	1,256	0.7%
Walk to Work	4,282	8.3%	5,988	6.1%	7,618	4.2%
Other Means	551	1.1%	1,161	1.2%	1,703	0.9%
Work at Home	6,564	12.8%	11,947	12.1%	23,116	12.7%
Daytime Demographics (2024)						
Total Businesses	5,377		8,939		12,977	
Total Employees	87,144		137,392		179,009	
Company Headquarter Businesses	281	5.2%	461	5.2%	603	4.6%
Company Headquarter Employees	14,859	17.1%	22,361	16.3%	28,116	15.7%
Employee Population per Business	16.2	to 1	15.4	to 1	13.8	to 1
Residential Population per Business	21.8	to 1	24.7	to 1	29.8	to 1
Adj. Daytime Demographics Age 16 Years or Over	132,001		219,895		313,844	
Labor Force						
Labor Population Age 16 Years or Over (2024)	95,998		180,624		316,696	
Labor Force Total Males (2024)	51,947	54.1%	94,594	52.4%	160,751	50.8%
Male Civilian Employed	27,098	52.2%	51,424	54.4%	94,609	58.9%
Male Civilian Unemployed	1,894	3.6%	3,406	3.6%	4,670	2.9%
Males in Armed Forces	135	0.3%	201	0.2%	386	0.2%
Males Not in Labor Force	22,820	43.9%	39,563	41.8%	61,085	38.0%
Labor Force Total Females (2024)	44,051	45.9%	86,029	47.6%	155,945	49.2%
Female Civilian Employed	23,870	54.2%	46,438	54.0%	86,796	55.7%
Female Civilian Unemployed	1,269	2.9%	2,174	2.5%	3,349	2.1%
Females in Armed Forces	37	-	57	-	70	-
Females Not in Labor Force	18,874	42.8%	37,360	43.4%	65,732	42.2%
Unemployment Rate	3,163	3.3%	5,580	3.1%	8,019	2.5%
Occupation (2024)						
Occupation Population Age 16 Years or Over	51,365		98,622		181,866	
Occupation Total Males	27,303	53.2%	51,669	52.4%	94,688	52.1%
Occupation Total Females	24,062	46.8%	46,953	47.6%	87,178	47.9%
Management, Business, Financial Operations	6,594	12.8%	13,822	14.0%	29,278	16.1%
Professional, Related	14,204	27.7%	28,208	28.6%	56,361	31.0%
Service	10,308	20.1%	19,551	19.8%	30,403	16.7%
Sales, Office	10,045	19.6%	19,126	19.4%	35,259	19.4%
Farming, Fishing, Forestry	91	0.2%	137	0.1%	222	0.1%
Construction, Extraction, Maintenance	2,672	5.2%	4,971	5.0%	9,319	5.1%
Production, Transport, Material Moving	7,450	14.5%	12,806	13.0%	21,023	11.6%
White Collar Workers	30,843	60.0%	61,157	62.0%	120,899	66.5%
Blue Collar Workers	20,522	40.0%	37,465	38.0%	60,968	33.5%

Complete Profile

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THUR RETAIL
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Commercial Real Estate Brokerage

Lat/Lon: 43.0738/-76.1216

Shop City Syracuse, NY 13206	3 mi radius		5 mi radius		10 mi radius	
Units In Structure (2024)						
Total Units	49,322		93,212		163,229	
1 Detached Unit	20,491	41.5%	45,207	48.5%	96,317	59.0%
1 Attached Unit	1,851	3.8%	3,648	3.9%	6,698	4.1%
2 Units	5,279	10.7%	8,917	9.6%	11,854	7.3%
3 to 4 Units	4,287	8.7%	6,786	7.3%	9,174	5.6%
5 to 9 Units	3,969	8.0%	6,821	7.3%	9,624	5.9%
10 to 19 Units	3,675	7.5%	6,471	6.9%	8,820	5.4%
20 to 49 Units	4,260	8.6%	6,795	7.3%	9,033	5.5%
50 or More Units	5,229	10.6%	8,059	8.6%	10,596	6.5%
Mobile Home or Trailer	282	0.6%	509	0.5%	1,110	0.7%
Other Structure	-	-	-	-	2	-
Homes Built By Year (2024)						
Homes Built 2020 or later	415	0.8%	582	0.6%	849	0.5%
Homes Built 2010 to 2019	2,031	3.8%	3,638	3.6%	7,439	4.3%
Homes Built 2000 to 2009	1,753	3.3%	3,803	3.8%	9,278	5.3%
Homes Built 1990 to 1999	2,158	4.0%	4,157	4.1%	10,745	6.1%
Homes Built 1980 to 1989	2,513	4.7%	5,481	5.4%	15,276	8.7%
Homes Built 1970 to 1979	5,471	10.2%	11,606	11.5%	22,850	13.1%
Homes Built 1960 to 1969	5,482	10.2%	12,008	11.9%	22,708	13.0%
Homes Built 1950 to 1959	8,243	15.4%	16,264	16.1%	26,948	15.4%
Homes Built 1940 to 1949	4,918	9.2%	8,666	8.6%	11,994	6.9%
Homes Built Before 1939	16,337	30.5%	27,006	26.8%	35,141	20.1%
Median Age of Homes	66.2	yrs	64.6	yrs	59.5	yrs
Home Values (2024)						
Owner Specified Housing Units	19,280		43,251		96,837	
Home Values $1,000,000 or More	102	0.5%	328	0.8%	716	0.7%
Home Values $750,000 to $999,999	175	0.9%	403	0.9%	954	1.0%
Home Values $500,000 to $749,999	363	1.9%	941	2.2%	2,298	2.4%
Home Values $400,000 to $499,999	725	3.8%	1,823	4.2%	4,912	5.1%
Home Values $300,000 to $399,999	1,107	5.7%	2,653	6.1%	8,348	8.6%
Home Values $250,000 to $299,999	1,114	5.8%	2,916	6.7%	8,599	8.9%
Home Values $200,000 to $249,999	1,891	9.8%	5,040	11.7%	14,278	14.7%
Home Values $175,000 to $199,999	1,213	6.3%	3,183	7.4%	8,182	8.4%
Home Values $150,000 to $174,999	2,514	13.0%	6,151	14.2%	14,266	14.7%
Home Values $125,000 to $149,999	2,105	10.9%	4,693	10.9%	9,532	9.8%
Home Values $100,000 to $124,999	2,486	12.9%	4,741	11.0%	8,614	8.9%
Home Values $90,000 to $99,999	1,424	7.4%	2,287	5.3%	3,517	3.6%
Home Values $80,000 to $89,999	1,534	8.0%	2,606	6.0%	3,814	3.9%
Home Values $70,000 to $79,999	733	3.8%	1,445	3.3%	2,200	2.3%
Home Values $60,000 to $69,999	812	4.2%	1,669	3.9%	2,235	2.3%
Home Values $50,000 to $59,999	191	1.0%	422	1.0%	627	0.6%
Home Values $35,000 to $49,999	343	1.8%	842	1.9%	1,276	1.3%
Home Values $25,000 to $34,999	64	0.3%	228	0.5%	423	0.4%
Home Values $10,000 to $24,999	299	1.6%	593	1.4%	1,398	1.4%
Home Values Under $10,000	84	0.4%	287	0.7%	648	0.7%
Owner-Occupied Median Home Value	$146,580		$159,543		$186,382	
Renter-Occupied Median Rent	$838		$842		$874	

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THUR RETAIL
Thur & Associates
Commercial Real Estate Brokerage

Lat/Lon: 43.0738/-76.1216

Shop City Syracuse, NY 13206	3 mi radius		5 mi radius		10 mi radius	
Total Annual Consumer Expenditure (2024)						
Total Household Expenditure	$2.7 B		$5.53 B		$11.22 B	
Total Non-Retail Expenditure	$1.44 B		$2.94 B		$5.95 B	
Total Retail Expenditure	$1.27 B		$2.59 B		$5.27 B	
Apparel	$94.87 M		$194.3 M		$395.23 M	
Contributions	$86.05 M		$179.67 M		$376.36 M	
Education	$80.09 M		$166.28 M		$348.39 M	
Entertainment	$149.95 M		$309.8 M		$638.21 M	
Food and Beverages	$400.89 M		$816.97 M		$1.64 B	
Furnishings and Equipment	$93.29 M		$192.67 M		$396.68 M	
Gifts	$65.32 M		$135.54 M		$282.79 M	
Health Care	$229.44 M		$469.42 M		$946.59 M	
Household Operations	$105.14 M		$216.76 M		$444.28 M	
Miscellaneous Expenses	$51.21 M		$105.21 M		$214.36 M	
Personal Care	$36.33 M		$74.42 M		$151.03 M	
Personal Insurance	$18.08 M		$37.89 M		$80.02 M	
Reading	$5.9 M		$12.15 M		$24.87 M	
Shelter	$580.49 M		$1.18 B		$2.38 B	
Tobacco	$17.67 M		$34.88 M		$66.11 M	
Transportation	$483.46 M		$992.72 M		$2.02 B	
Utilities	$203.58 M		$412.1 M		$816.7 M	
Monthly Household Consumer Expenditure (2024)						
Total Household Expenditure	$4,565		$4,946		$5,728	
Total Non-Retail Expenditure	$2,426	53.1%	$2,627	53.1%	$3,039	53.0%
Total Retail Expenditures	$2,139	46.9%	$2,320	46.9%	$2,690	47.0%
Apparel	$160	3.5%	$174	3.5%	$202	3.5%
Contributions	$145	3.2%	$161	3.2%	$192	3.4%
Education	$135	3.0%	$149	3.0%	$178	3.1%
Entertainment	$253	5.6%	$277	5.6%	$326	5.7%
Food and Beverages	$677	14.8%	$730	14.8%	$839	14.6%
Furnishings and Equipment	$158	3.5%	$172	3.5%	$203	3.5%
Gifts	$110	2.4%	$121	2.4%	$144	2.5%
Health Care	$388	8.5%	$420	8.5%	$483	8.4%
Household Operations	$178	3.9%	$194	3.9%	$227	4.0%
Miscellaneous Expenses	$87	1.9%	$94	1.9%	$109	1.9%
Personal Care	$61	1.3%	$67	1.3%	$77	1.3%
Personal Insurance	$31	0.7%	$34	0.7%	$41	0.7%
Reading	$10	0.2%	$11	0.2%	$13	0.2%
Shelter	$981	21.5%	$1,057	21.4%	$1,213	21.2%
Tobacco	$30	0.7%	$31	0.6%	$34	0.6%
Transportation	$817	17.9%	$888	17.9%	$1,032	18.0%
Utilities	$344	7.5%	$368	7.4%	$417	7.3%

This report was produced using data from private and government sources deemed to be reliable. The information herein is provided without representation or warranty.