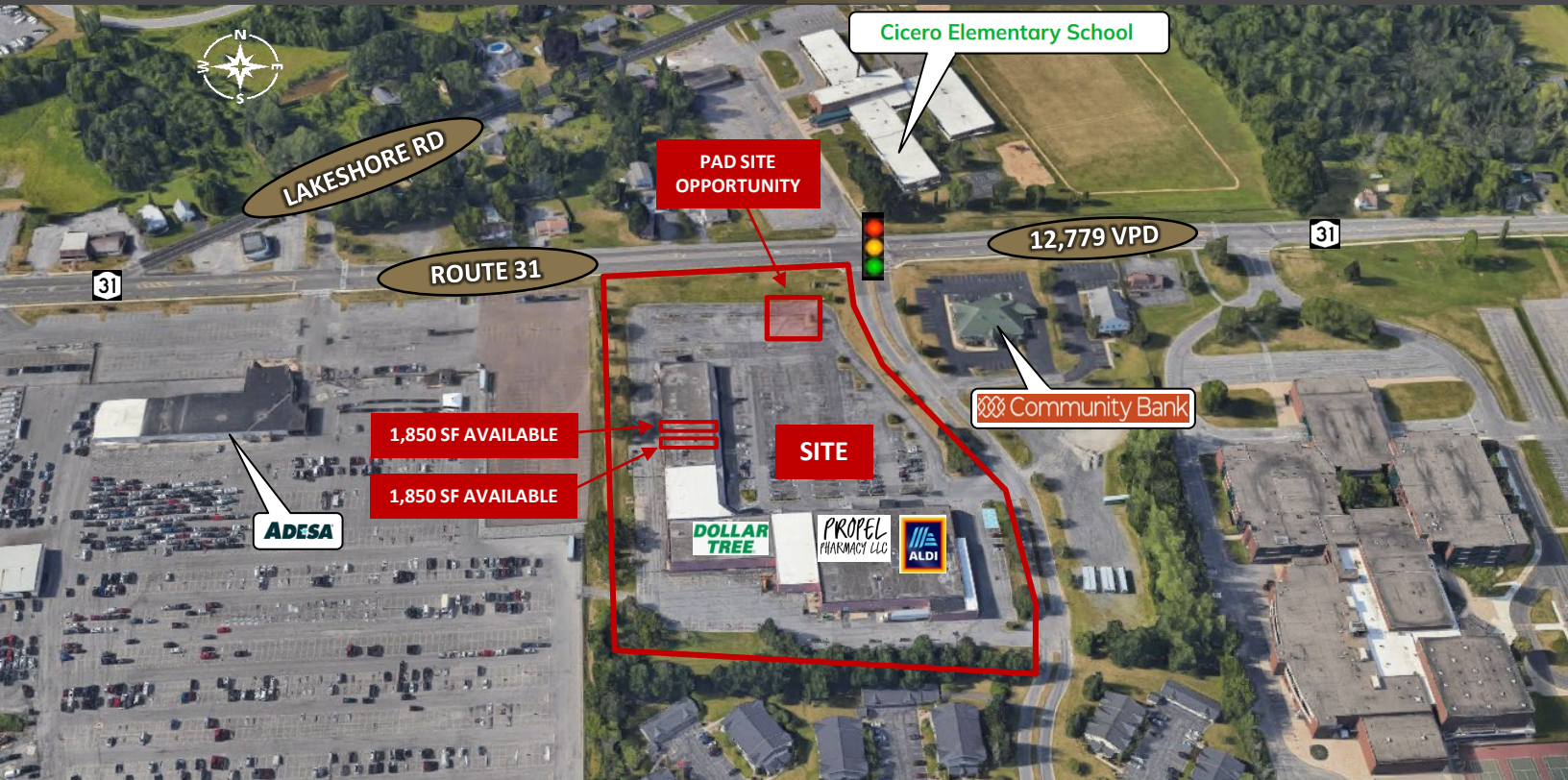


# 5962 Route 31

Cicero, NY 13029



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## AVAILABLE OPPORTUNITY

- » FOR LEASE: 68,801 SF shopping center, Aldi Plaza
- » Space 9: 1,850 SF
- » Space 10: 1,850 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:



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



PRIME RETAIL SPACE FOR LEASE & PAD SITE

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## PROPERTY PHOTOS



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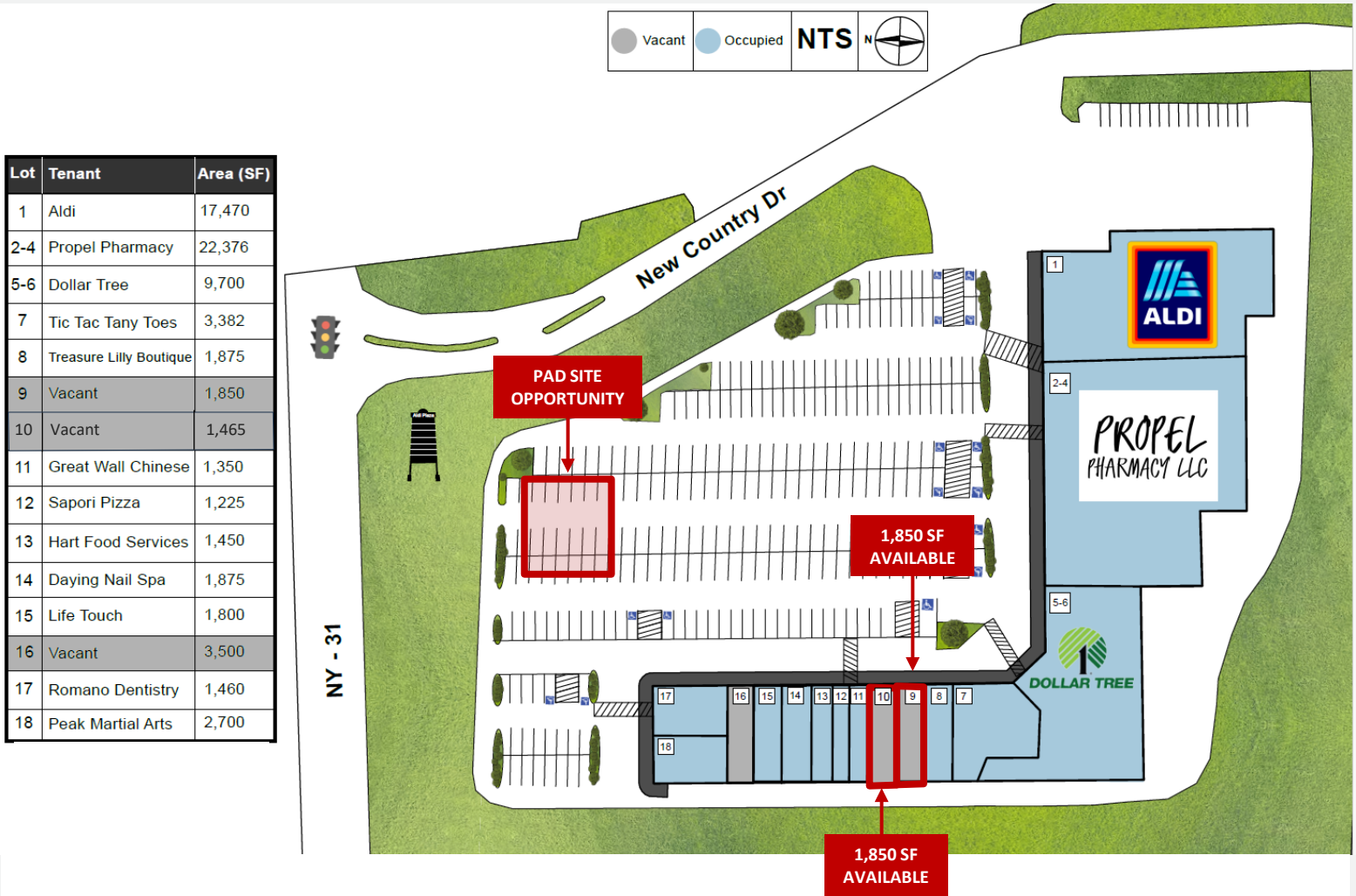
[Valerie@VentureBrokerageGroup.com](mailto:Valerie@VentureBrokerageGroup.com)

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## SITE PLAN



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## MARKET AERIAL



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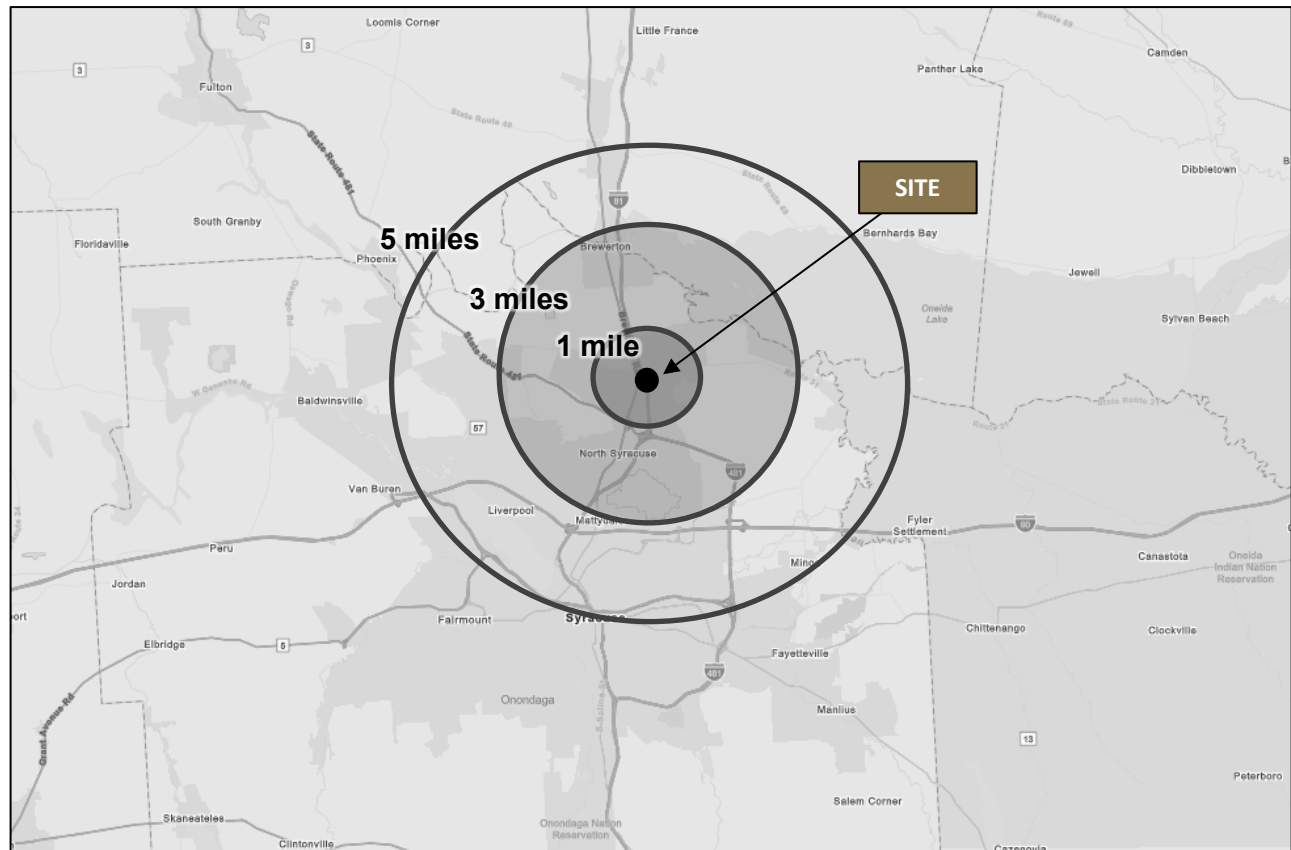
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## 5962 Route 31

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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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