

5962 Route 31

Cicero, NY 13029



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)
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PRIME RETAIL SPACE FOR LEASE & PAD SITE

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PROPERTY PHOTOS



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SITE PLAN

Lot	Tenant	Area (SF)
1	Aldi	17,470
2-4	Propel Pharmacy	22,376
5-6	Dollar Tree	9,700
7	Tic Tac Tany Toes	3,382
8	Treasure Lilly Boutique	1,875
9	Vacant	1,850
10	Vacant	1,465
11	Great Wall Chinese	1,350
12	Saporri Pizza	1,225
13	Hart Food Services	1,450
14	Daying Nail Spa	1,875
15	Life Touch	1,800
16	Vacant	3,500
17	Romano Dentistry	1,460
18	Peak Martial Arts	2,700



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MARKET AERIAL



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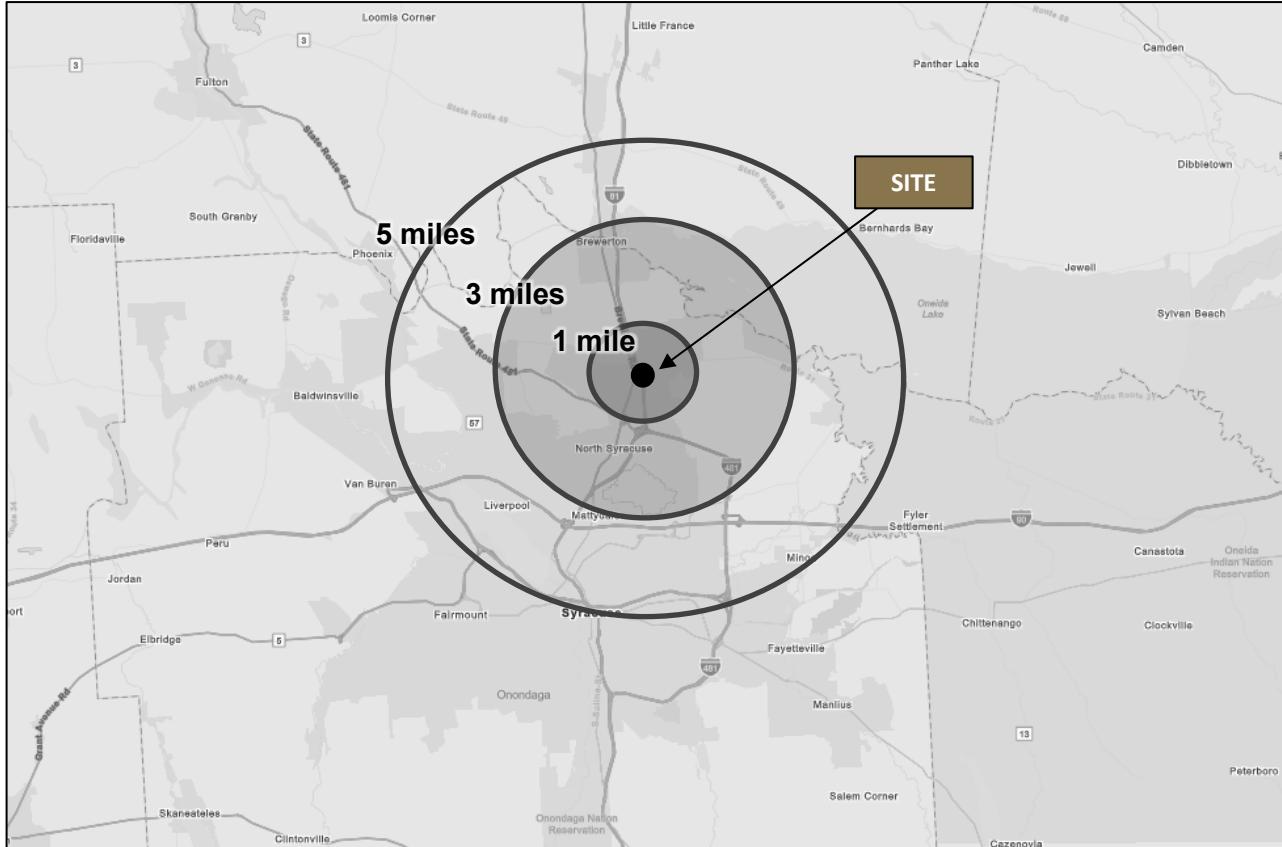
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DEMOGRAPHICS



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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