

## 6095 State Route 31

CICERO, NY 13039

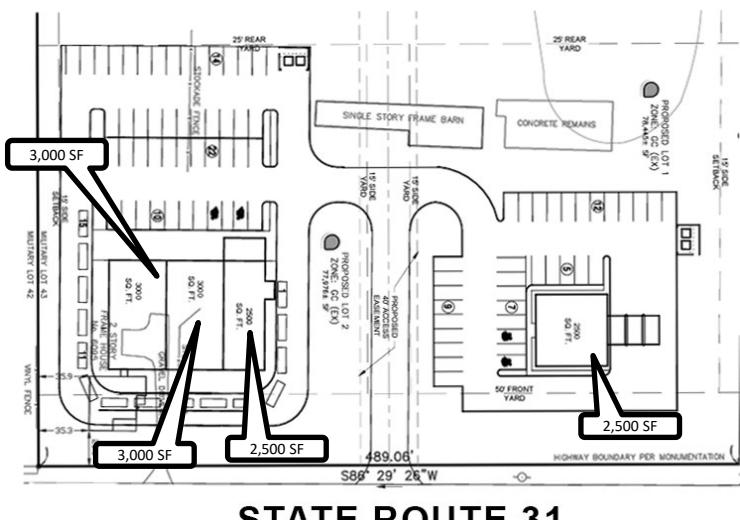


## AVAILABLE OPPORTUNITY

- » New retail and townhome development
- » Up to 15,000 +/- SF in multi-tenant building or single tenant retail pads
- » Site can accommodate a drive thru for QSR or bank branch
- » Landlord will build to suit or ground lease

## PROPERTY HIGHLIGHTS

- » Prime location on State Route 31 less than a mile off Interstate 81 in Cicero
- » Less than 0.25 miles from Cicero-North Syracuse High School with over 1,800 students
- » Located 3 miles from Micron Technology's planned semiconductor fabrication facility in Clay, bringing 50,000 new jobs
- » High traffic counts: 41,765 VPD on Interstate 81 (0.9 miles West) and 12,779 VPD on RT 31



FOR MORE INFORMATION, PLEASE CONTACT:



VALERIE VINCENT

Licensed Real Estate Associate Broker  
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## PROPERTY PHOTOS



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## MARKET AERIAL



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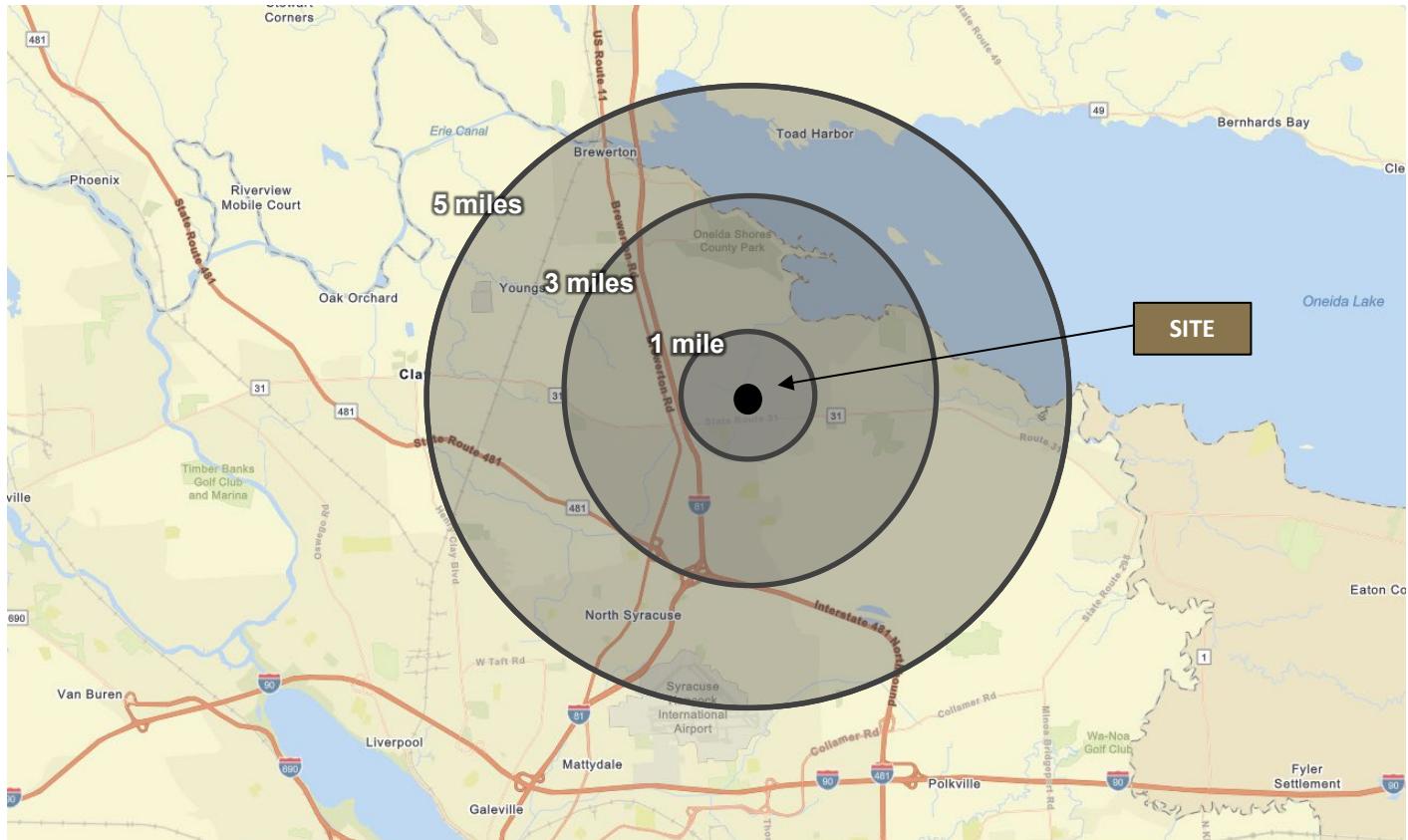
## NEW RETAIL AND TOWNHOME DEVELOPMENT

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## DEMOGRAPHICS



Demographic Snapshot	1 Mile	3 Miles	5 Miles
Total Population	6,103	26,919	54,184
Daytime Population	4,312	21,576	50,326
Households	2,463	10,759	22,460
Average Household Income	\$109,990	\$103,418	\$93,712



819  
Businesses



**10,084**  
Employees



**\$218,012**  
Median Home Value



**43.0**  
Median Age

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