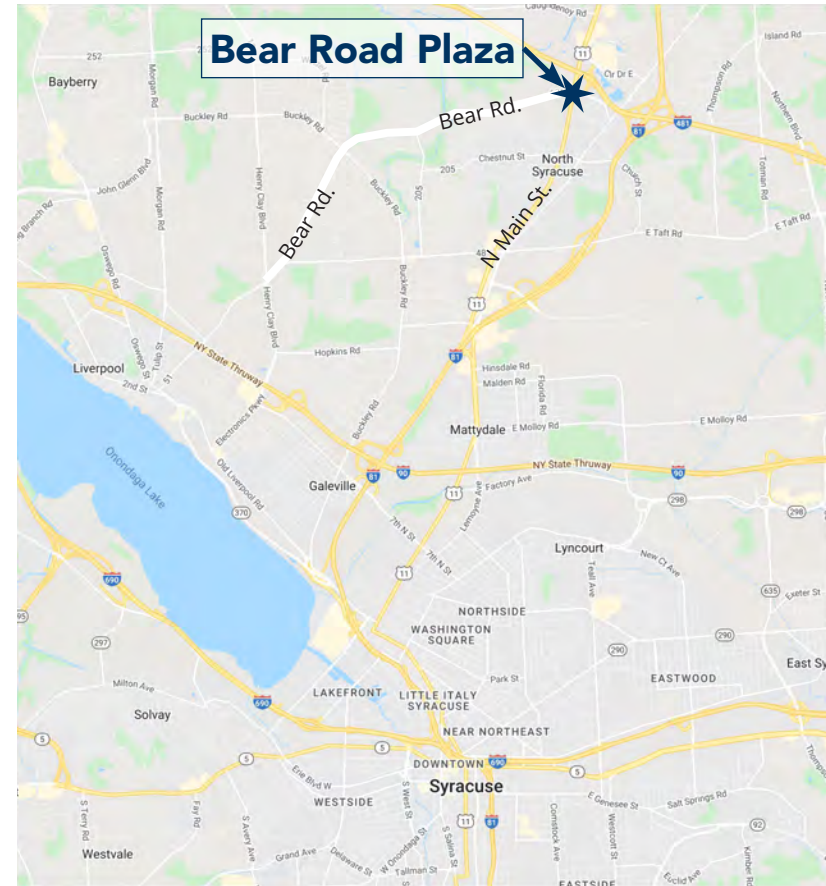


BEAR ROAD PLAZA

709 N Main St, North Syracuse, NY 13212



RETAIL SPACE AVAILABLE - 8,559 SF



PROPERTY HIGHLIGHTS

-  AVAILABLE: 8,559 SF
-  Strong successful tenant mix on busy corner
-  235 Parking spaces

POPULATION



3 Mi 43,801
5 Mi 101,273
10 Mi 371,104

CARS PER DAY



Bear Road: 12,991
Main Street: 22,653

AV. HH INCOME



3 Mi \$110,967
5 Mi \$107,081
10 Mi \$101,292

EMPLOYEES



3 Mi 20,248
5 Mi 62,450
10 Mi 182,293



last updated: 07/14/26 P. 1



SHARY THUR



202-359-3469



sthur@thurassociates.com

BEAR ROAD PLAZA

709 N Main St, North Syracuse, NY 13212



last updated: 07/14/26 P. 2



SHARY THUR



202-359-3469



sthur@thurassociates.com

BEAR ROAD PLAZA

709 N Main St, North Syracuse, NY 13212



last updated: 07/14/26 P. 3



SHARY THUR



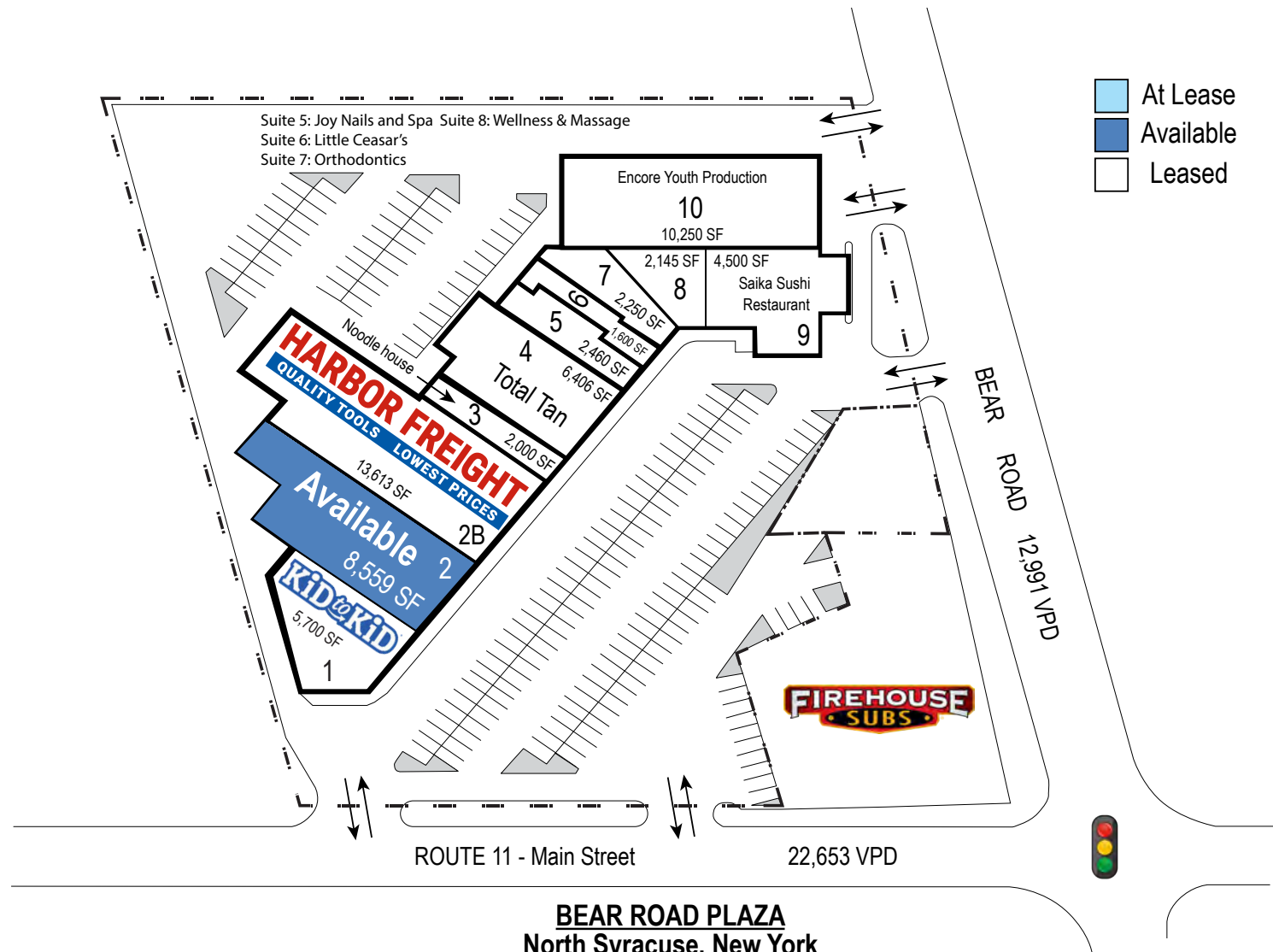
202-359-3469



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BEAR ROAD PLAZA

709 N Main St, North Syracuse, NY 13212



BEAR ROAD PLAZA
North Syracuse, New York

last updated: 07/14/26 P. 4



SHARY THUR



202-359-3469



sthur@thurassociates.com

BEAR ROAD PLAZA

709 N Main St, North Syracuse, NY 13212



Tenant List			
Suite	Tenant	Category/Formal Use	Size in SF
1	Kid to Kid	Children's Consignment	5,700
2	Available	Dollar Store	8,559
2B	Harbor Freight	Hardware Store	13,613
3	Vietnamese Noodle House	Restaurant	2,000
4	Total Tan	Tanning Salon	6,406
5	Joys Nails & Spa	Nail Salon	2,460
6	Little Caesar's	Pizza Restaurant	1,600
7	Northeast Orthodontic Associates	Medical	2,250
8	Wellness & Massage	Wellness & Massage	2,145
9	Saika Sushi Restaurant	Restaurant	4,500
10	Encore Youth Production	Children's theatre program	10,250
		Total GLA	59,483

-  Available
-  At lease
-  Leased



BEAR ROAD PLAZA

709 N Main St, North Syracuse, NY 13212



last updated: 07/14/26 P. 6



SHARY THUR



202-359-3469



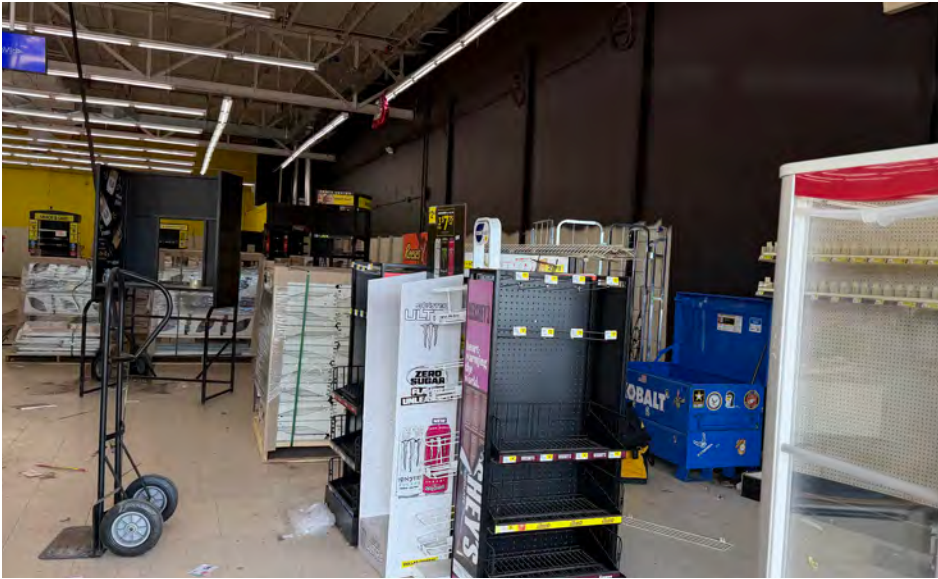
sthur@thurassociates.com

BEAR ROAD PLAZA

709 N Main St, North Syracuse, NY 13212



Available Space 8,559 SF (former dollar store)



Available Space



last updated: 07/14/26 P. 7



SHARY THUR



202-359-3469



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BEAR ROAD PLAZA

709 N Main St, North Syracuse, NY 13212



LEASING CONTACT

SHARY THUR
Cell: 202-359-3469
Direct 202-823-4445
sthur@thurassociates.com

OFFICE LOCATIONS

DC OFFICE
2 Wisconsin Circle, Suite 660
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, 2026 Estimates with 2031 Projections
Calculated using Weighted Block Centroid from Block Groups



Lat/Lon: 43.1439/-76.1281

Bear Road Plaza		3 mi radius		5 mi radius		10 mi radius	
North Syracuse, NY 13212							
Population							
Estimated Population (2026)	43,801			101,273			371,104
Projected Population (2031)	42,693			98,562			362,507
Census Population (2020)	45,861			104,290			375,250
Census Population (2010)	46,066			103,965			367,242
Projected Annual Growth (2026-2031)	-1,108	-0.5%		-2,711	-0.5%		-8,597 -0.5%
Historical Annual Growth (2020-2026)	-2,060	-		-3,017	-0.5%		-4,146 -0.2%
Historical Annual Growth (2010-2020)	-206	-		326	-		8,008 0.2%
Estimated Population Density (2026)	1,550	psm		1,290	psm		1,182 psm
Trade Area Size	28.3	sq mi		78.5	sq mi		314.0 sq mi
Households							
Estimated Households (2026)	19,145			44,589			158,135
Projected Households (2031)	18,691			43,475			154,896
Census Households (2020)	19,257			44,393			154,617
Census Households (2010)	18,810			43,230			148,690
Projected Annual Growth (2026-2031)	-454	-0.5%		-1,115	-0.5%		-3,239 -0.4%
Historical Annual Change (2010-2026)	335	0.1%		1,359	0.2%		9,446 0.4%
Average Household Income							
Estimated Average Household Income (2026)	\$110,967			\$107,081			\$101,292
Projected Average Household Income (2031)	\$110,736			\$106,911			\$101,055
Census Average Household Income (2010)	\$67,201			\$62,840			\$59,006
Census Average Household Income (2000)	\$55,955			\$52,728			\$48,844
Projected Annual Change (2026-2031)	-\$231	-		-\$171	-		-\$238 -
Historical Annual Change (2000-2026)	\$55,012	3.8%		\$54,353	4.0%		\$52,448 4.1%
Median Household Income							
Estimated Median Household Income (2026)	\$93,000			\$89,848			\$79,611
Projected Median Household Income (2031)	\$92,841			\$89,674			\$79,358
Census Median Household Income (2010)	\$59,618			\$56,023			\$49,486
Census Median Household Income (2000)	\$49,289			\$45,429			\$40,516
Projected Annual Change (2026-2031)	-\$159	-		-\$174	-		-\$253 -
Historical Annual Change (2000-2026)	\$43,711	3.4%		\$44,419	3.8%		\$39,094 3.7%
Per Capita Income							
Estimated Per Capita Income (2026)	\$48,577			\$47,228			\$43,481
Projected Per Capita Income (2031)	\$48,558			\$47,241			\$43,505
Census Per Capita Income (2010)	\$27,446			\$26,129			\$23,889
Census Per Capita Income (2000)	\$21,642			\$21,169			\$19,492
Projected Annual Change (2026-2031)	-\$19	-		\$13	-		\$25 -
Historical Annual Change (2000-2026)	\$26,934	4.8%		\$26,060	4.7%		\$23,989 4.7%
Estimated Average Household Net Worth (2026)	\$1.15 M			\$1.03 M			\$916,903

Complete Profile

2010-2020 Census, 2026 Estimates with 2031 Projections
Calculated using Weighted Block Centroid from Block Groups



Lat/Lon: 43.1439/-76.1281

Bear Road Plaza			3 mi radius		5 mi radius		10 mi radius	
North Syracuse, NY 13212								
Race and Ethnicity								
Total Population (2026)	43,801		101,273		371,104			
White (2026)	37,630	85.9%	82,763	81.7%	268,052	72.2%		
Black or African American (2026)	2,170	5.0%	7,493	7.4%	56,850	15.3%		
American Indian or Alaska Native (2026)	135	0.3%	373	0.4%	1,688	0.5%		
Asian (2026)	1,463	3.3%	4,440	4.4%	16,637	4.5%		
Hawaiian or Pacific Islander (2026)	9	-	24	-	100	-		
Other Race (2026)	461	1.1%	1,253	1.2%	7,022	1.9%		
Two or More Races (2026)	1,934	4.4%	4,927	4.9%	20,754	5.6%		
Population < 18 (2026)	8,524	19.5%	20,380	20.1%	75,887	20.4%		
White Not Hispanic	6,379	74.8%	13,663	67.0%	41,575	54.8%		
Black or African American	544	6.4%	2,250	11.0%	17,682	23.3%		
Asian	447	5.2%	1,422	7.0%	4,313	5.7%		
Other Race Not Hispanic	650	7.6%	1,636	8.0%	6,109	8.1%		
Hispanic	504	5.9%	1,410	6.9%	6,208	8.2%		
Not Hispanic or Latino Population (2026)	42,155	96.2%	96,791	95.6%	348,203	93.8%		
Not Hispanic White	37,044	87.9%	81,336	84.0%	262,649	75.4%		
Not Hispanic Black or African American	2,039	4.8%	7,095	7.3%	54,265	15.6%		
Not Hispanic American Indian or Alaska Native	119	0.3%	320	0.3%	1,366	0.4%		
Not Hispanic Asian	1,454	3.4%	4,419	4.6%	16,492	4.7%		
Not Hispanic Hawaiian or Pacific Islander	7	-	18	-	73	-		
Not Hispanic Other Race	97	0.2%	223	0.2%	738	0.2%		
Not Hispanic Two or More Races	1,395	3.3%	3,379	3.5%	12,620	3.6%		
Hispanic or Latino Population (2026)	1,646	3.8%	4,482	4.4%	22,901	6.2%		
Hispanic White	586	35.6%	1,427	31.8%	5,404	23.6%		
Hispanic Black or African American	131	7.9%	398	8.9%	2,585	11.3%		
Hispanic American Indian or Alaska Native	16	1.0%	53	1.2%	323	1.4%		
Hispanic Asian	9	0.6%	21	0.5%	145	0.6%		
Hispanic Hawaiian or Pacific Islander	2	-	6	0.1%	27	0.1%		
Hispanic Other Race	363	22.1%	1,030	23.0%	6,284	27.4%		
Hispanic Two or More Races	540	32.8%	1,548	34.5%	8,134	35.5%		
Not Hispanic or Latino Population (2020)	44,297	96.6%	99,856	95.7%	351,670	93.7%		
Hispanic or Latino Population (2020)	1,564	3.4%	4,435	4.3%	23,580	6.3%		
Not Hispanic or Latino Population (2010)	45,090	97.9%	101,068	97.2%	350,241	95.4%		
Hispanic or Latino Population (2010)	977	2.1%	2,897	2.8%	17,001	4.6%		
Not Hispanic or Latino Population (2031)	40,749	95.4%	93,509	94.9%	338,206	93.3%		
Hispanic or Latino Population (2031)	1,943	4.6%	5,053	5.1%	24,301	6.7%		
Projected Annual Growth (2026-2031)	297	3.6%	571	2.5%	1,400	1.2%		
Historical Annual Growth (2010-2020)	587	6.0%	1,538	5.3%	6,579	3.9%		

Complete Profile

2010-2020 Census, 2026 Estimates with 2031 Projections
Calculated using Weighted Block Centroid from Block Groups



Lat/Lon: 43.1439/-76.1281

Bear Road Plaza			3 mi radius		5 mi radius		10 mi radius	
North Syracuse, NY 13212								
Total Age Distribution (2026)								
Total Population			43,801		101,273		371,104	
Age Under 5 Years			2,083	4.8%	5,099	5.0%	19,685	5.3%
Age 5 to 9 Years			2,404	5.5%	5,799	5.7%	21,593	5.8%
Age 10 to 14 Years			2,552	5.8%	5,983	5.9%	21,752	5.9%
Age 15 to 19 Years			2,260	5.2%	5,411	5.3%	26,829	7.2%
Age 20 to 24 Years			1,973	4.5%	4,851	4.8%	28,034	7.6%
Age 25 to 29 Years			2,512	5.7%	6,371	6.3%	25,298	6.8%
Age 30 to 34 Years			2,920	6.7%	7,056	7.0%	25,765	6.9%
Age 35 to 39 Years			3,041	6.9%	7,305	7.2%	25,120	6.8%
Age 40 to 44 Years			2,848	6.5%	6,667	6.6%	22,556	6.1%
Age 45 to 49 Years			2,533	5.8%	5,791	5.7%	19,614	5.3%
Age 50 to 54 Years			2,752	6.3%	6,098	6.0%	19,970	5.4%
Age 55 to 59 Years			2,983	6.8%	6,700	6.6%	22,092	6.0%
Age 60 to 64 Years			3,149	7.2%	7,092	7.0%	23,956	6.5%
Age 65 to 69 Years			3,066	7.0%	6,529	6.4%	21,713	5.9%
Age 70 to 74 Years			2,614	6.0%	5,529	5.5%	17,797	4.8%
Age 75 to 79 Years			2,014	4.6%	4,185	4.1%	12,867	3.5%
Age 80 to 84 Years			1,156	2.6%	2,569	2.5%	8,156	2.2%
Age 85 Years or Over			941	2.1%	2,236	2.2%	8,305	2.2%
Median Age			43.4		41.7		38.9	
Age 19 Years or Less			9,300	21.2%	22,292	22.0%	89,860	24.2%
Age 20 to 64 Years			24,711	56.4%	57,933	57.2%	212,406	57.2%
Age 65 Years or Over			9,790	22.4%	21,048	20.8%	68,838	18.5%
Female Age Distribution (2026)								
Female Population			22,401	51.1%	51,853	51.2%	181,872	49.0%
Age Under 5 Years			978	4.4%	2,443	4.7%	9,603	5.3%
Age 5 to 9 Years			1,156	5.2%	2,818	5.4%	10,610	5.8%
Age 10 to 14 Years			1,256	5.6%	2,890	5.6%	10,522	5.8%
Age 15 to 19 Years			1,069	4.8%	2,620	5.1%	9,988	5.5%
Age 20 to 24 Years			941	4.2%	2,380	4.6%	11,315	6.2%
Age 25 to 29 Years			1,278	5.7%	3,219	6.2%	12,748	7.0%
Age 30 to 34 Years			1,439	6.4%	3,563	6.9%	12,994	7.1%
Age 35 to 39 Years			1,523	6.8%	3,697	7.1%	12,664	7.0%
Age 40 to 44 Years			1,451	6.5%	3,384	6.5%	11,545	6.3%
Age 45 to 49 Years			1,304	5.8%	2,986	5.8%	10,159	5.6%
Age 50 to 54 Years			1,437	6.4%	3,158	6.1%	10,278	5.7%
Age 55 to 59 Years			1,540	6.9%	3,481	6.7%	11,294	6.2%
Age 60 to 64 Years			1,659	7.4%	3,696	7.1%	12,336	6.8%
Age 65 to 69 Years			1,655	7.4%	3,520	6.8%	11,318	6.2%
Age 70 to 74 Years			1,441	6.4%	3,028	5.8%	9,457	5.2%
Age 75 to 79 Years			1,121	5.0%	2,368	4.6%	7,076	3.9%
Age 80 to 84 Years			664	3.0%	1,454	2.8%	4,452	2.4%
Age 85 Years or Over			489	2.2%	1,146	2.2%	3,515	1.9%
Female Median Age			45.1		43.1		40.4	
Age 19 Years or Less			4,459	19.9%	10,772	20.8%	40,722	22.4%
Age 20 to 64 Years			12,572	56.1%	29,564	57.0%	105,332	57.9%
Age 65 Years or Over			5,369	24.0%	11,517	22.2%	35,818	19.7%

Complete Profile

2010-2020 Census, 2026 Estimates with 2031 Projections
Calculated using Weighted Block Centroid from Block Groups



Lat/Lon: 43.1439/-76.1281

Bear Road Plaza		3 mi radius		5 mi radius		10 mi radius	
North Syracuse, NY 13212							
Male Age Distribution (2026)							
Male Population	21,400	48.9%	49,420	48.8%	189,232	51.0%	
Age Under 5 Years	1,105	5.2%	2,657	5.4%	10,082	5.3%	
Age 5 to 9 Years	1,248	5.8%	2,981	6.0%	10,983	5.8%	
Age 10 to 14 Years	1,296	6.1%	3,092	6.3%	11,230	5.9%	
Age 15 to 19 Years	1,191	5.6%	2,790	5.6%	16,841	8.9%	
Age 20 to 24 Years	1,031	4.8%	2,471	5.0%	16,719	8.8%	
Age 25 to 29 Years	1,234	5.8%	3,153	6.4%	12,550	6.6%	
Age 30 to 34 Years	1,481	6.9%	3,493	7.1%	12,772	6.7%	
Age 35 to 39 Years	1,518	7.1%	3,609	7.3%	12,457	6.6%	
Age 40 to 44 Years	1,397	6.5%	3,283	6.6%	11,011	5.8%	
Age 45 to 49 Years	1,229	5.7%	2,806	5.7%	9,455	5.0%	
Age 50 to 54 Years	1,315	6.1%	2,939	5.9%	9,692	5.1%	
Age 55 to 59 Years	1,443	6.7%	3,219	6.5%	10,798	5.7%	
Age 60 to 64 Years	1,490	7.0%	3,396	6.9%	11,621	6.1%	
Age 65 to 69 Years	1,411	6.6%	3,009	6.1%	10,395	5.5%	
Age 70 to 74 Years	1,173	5.5%	2,501	5.1%	8,340	4.4%	
Age 75 to 79 Years	894	4.2%	1,816	3.7%	5,791	3.1%	
Age 80 to 84 Years	492	2.3%	1,115	2.3%	3,704	2.0%	
Age 85 Years or Over	453	2.1%	1,090	2.2%	4,790	2.5%	
Male Median Age	41.7		40.4		37.7		
Age 19 Years or Less	4,841	22.6%	11,520	23.3%	49,138	26.0%	
Age 20 to 64 Years	12,139	56.7%	28,369	57.4%	107,075	56.6%	
Age 65 Years or Over	4,421	20.7%	9,531	19.3%	33,020	17.4%	
Males per 100 Females (2026)							
Overall Comparison	96		95		104		
Age Under 5 Years	113	53.0%	109	52.1%	105	51.2%	
Age 5 to 9 Years	108	51.9%	106	51.4%	104	50.9%	
Age 10 to 14 Years	103	50.8%	107	51.7%	107	51.6%	
Age 15 to 19 Years	111	52.7%	106	51.6%	169	62.8%	
Age 20 to 24 Years	110	52.3%	104	50.9%	148	59.6%	
Age 25 to 29 Years	97	49.1%	98	49.5%	98	49.6%	
Age 30 to 34 Years	103	50.7%	98	49.5%	98	49.6%	
Age 35 to 39 Years	100	49.9%	98	49.4%	98	49.6%	
Age 40 to 44 Years	96	49.1%	97	49.2%	95	48.8%	
Age 45 to 49 Years	94	48.5%	94	48.4%	93	48.2%	
Age 50 to 54 Years	92	47.8%	93	48.2%	94	48.5%	
Age 55 to 59 Years	94	48.4%	92	48.0%	96	48.9%	
Age 60 to 64 Years	90	47.3%	92	47.9%	94	48.5%	
Age 65 to 69 Years	85	46.0%	85	46.1%	92	47.9%	
Age 70 to 74 Years	81	44.9%	83	45.2%	88	46.9%	
Age 75 to 79 Years	80	44.4%	77	43.4%	82	45.0%	
Age 80 to 84 Years	74	42.6%	77	43.4%	83	45.4%	
Age 85 Years or Over	93	48.1%	95	48.7%	136	57.7%	
Age 19 Years or Less	109	52.1%	107	51.7%	121	54.7%	
Age 20 to 39 Years	102	50.4%	99	49.7%	110	52.3%	
Age 40 to 64 Years	93	48.2%	94	48.4%	95	48.6%	
Age 65 Years or Over	82	45.2%	83	45.3%	92	48.0%	

Complete Profile

2010-2020 Census, 2026 Estimates with 2031 Projections
Calculated using Weighted Block Centroid from Block Groups



Lat/Lon: 43.1439/-76.1281

Bear Road Plaza		3 mi radius		5 mi radius		10 mi radius	
North Syracuse, NY 13212							
Household Type (2026)							
Total Households		19,145		44,589		158,135	
Households with Children		4,711	24.6%	11,093	24.9%	40,551	25.6%
Average Household Size		2.3		2.3		2.2	
Household Density per Square Mile		677		568		504	
Population Family		32,614	74.5%	74,595	73.7%	257,957	69.5%
Population Non-Family		10,840	24.7%	25,829	25.5%	94,616	25.5%
Population Group Quarters		347	0.8%	849	0.8%	18,531	5.0%
Family Households		11,006	57.5%	25,166	56.4%	87,156	55.1%
Married Couple Households		8,164	74.2%	17,758	70.6%	55,277	63.4%
Other Family Households		2,842	25.8%	7,408	29.4%	31,879	36.6%
Family Households with Children		4,701	42.7%	11,076	44.0%	40,483	46.4%
Married Couple with Children		3,239	68.9%	7,217	65.2%	22,262	55.0%
Other Family Households with Children		1,462	31.1%	3,858	34.8%	18,221	45.0%
Family Households No Children		6,305	57.3%	14,091	56.0%	46,673	53.6%
Married Couple No Children		4,925	78.1%	10,541	74.8%	33,014	70.7%
Other Family Households No Children		1,380	21.9%	3,550	25.2%	13,658	29.3%
Non-Family Households		8,139	42.5%	19,423	43.6%	70,979	44.9%
Non-Family Households with Children		10	0.1%	17	-	68	-
Non-Family Households No Children		8,129	99.9%	19,406	99.9%	70,912	99.9%
Average Family Household Size		3.0		3.0		3.0	
Average Family Income		\$138,945		\$132,973		\$126,114	
Median Family Income		\$119,454		\$113,789		\$103,964	
Average Non-Family Household Size		1.3		1.3		1.3	
Marital Status (2026)							
Population Age 15 Years or Over		36,761		84,392		308,073	
Never Married		11,848	32.2%	28,345	33.6%	125,284	40.7%
Currently Married		18,285	49.7%	39,415	46.7%	123,289	40.0%
Previously Married		6,628	18.0%	16,632	19.7%	59,500	19.3%
Separated		1,081	16.3%	2,665	16.0%	11,832	19.9%
Widowed		1,870	28.2%	4,365	26.2%	15,827	26.6%
Divorced		3,676	55.5%	9,602	57.7%	31,841	53.5%
Educational Attainment (2026)							
Adult Population Age 25 Years or Over		32,528		74,130		253,210	
Elementary (Grade Level 0 to 8)		655	2.0%	1,919	2.6%	8,572	3.4%
Some High School (Grade Level 9 to 11)		1,396	4.3%	3,345	4.5%	13,909	5.5%
High School Graduate		8,672	26.7%	19,652	26.5%	62,478	24.7%
Some College		5,763	17.7%	12,684	17.1%	41,674	16.5%
Associate Degree Only		4,865	15.0%	11,041	14.9%	31,734	12.5%
Bachelor Degree Only		6,841	21.0%	15,720	21.2%	53,417	21.1%
Graduate Degree		4,337	13.3%	9,770	13.2%	41,426	16.4%
Any College (Some College or Higher)		21,806	67.0%	49,214	66.4%	168,251	66.4%
College Degree + (Bachelor Degree or Higher)		11,178	34.4%	25,490	34.4%	94,843	37.5%

Complete Profile

2010-2020 Census, 2026 Estimates with 2031 Projections
Calculated using Weighted Block Centroid from Block Groups



Lat/Lon: 43.1439/-76.1281

Bear Road Plaza		3 mi radius		5 mi radius		10 mi radius	
North Syracuse, NY 13212							
Housing							
Total Housing Units (2026)	20,110			47,044		169,059	
Total Housing Units (2020)	20,051			46,628		167,195	
Historical Annual Growth (2020-2026)	59	-		417	-	1,865	-
Housing Units Occupied (2026)	19,145	95.2%		44,589	94.8%	158,135	93.5%
Housing Units Owner-Occupied	14,274	74.6%		30,598	68.6%	90,062	57.0%
Housing Units Renter-Occupied	4,871	25.4%		13,991	31.4%	68,074	43.0%
Housing Units Vacant (2026)	965	4.8%		2,455	5.2%	10,924	6.5%
Household Size (2026)							
Total Households	19,145			44,589		158,135	
1 Person Households	6,618	34.6%		15,775	35.4%	57,474	36.3%
2 Person Households	6,457	33.7%		14,938	33.5%	52,848	33.4%
3 Person Households	2,714	14.2%		6,197	13.9%	21,421	13.5%
4 Person Households	2,067	10.8%		4,641	10.4%	15,617	9.9%
5 Person Households	841	4.4%		1,948	4.4%	6,555	4.1%
6 Person Households	288	1.5%		689	1.5%	2,575	1.6%
7 or More Person Households	160	0.8%		401	0.9%	1,646	1.0%
Household Income Distribution (2026)							
HH Income \$200,000 or More	1,781	9.3%		3,900	8.7%	15,343	9.7%
HH Income \$150,000 to \$199,999	2,283	11.9%		4,806	10.8%	14,021	8.9%
HH Income \$125,000 to \$149,999	1,569	8.2%		4,048	9.1%	11,244	7.1%
HH Income \$100,000 to \$124,999	2,958	15.5%		6,011	13.5%	16,656	10.5%
HH Income \$75,000 to \$99,999	2,609	13.6%		6,322	14.2%	20,245	12.8%
HH Income \$50,000 to \$74,999	3,089	16.1%		7,909	17.7%	26,061	16.5%
HH Income \$35,000 to \$49,999	1,778	9.3%		4,231	9.5%	15,994	10.1%
HH Income \$25,000 to \$34,999	1,117	5.8%		2,670	6.0%	11,370	7.2%
HH Income \$15,000 to \$24,999	845	4.4%		2,148	4.8%	10,512	6.6%
HH Income \$10,000 to \$14,999	395	2.1%		970	2.2%	5,721	3.6%
HH Income Under \$10,000	719	3.8%		1,573	3.5%	10,968	6.9%
Household Vehicles (2026)							
Households 0 Vehicles Available	1,322	6.9%		3,517	7.9%	24,432	15.4%
Households 1 Vehicle Available	7,303	38.1%		18,579	41.7%	66,336	41.9%
Households 2 Vehicles Available	7,666	40.0%		16,870	37.8%	50,637	32.0%
Households 3 or More Vehicles Available	2,854	14.9%		5,624	12.6%	16,731	10.6%
Total Vehicles Available	32,151			71,058		223,828	
Average Vehicles per Household	1.7			1.6		1.4	
Owner-Occupied Household Vehicles	26,533	82.5%		55,673	78.3%	161,046	72.0%
Average Vehicles per Owner-Occupied Household	1.9			1.8		1.8	
Renter-Occupied Household Vehicles	5,619	17.5%		15,385	21.7%	62,782	28.0%
Average Vehicles per Renter-Occupied Household	1.2			1.1		-	
Travel Time (2026)							
Worker Base Age 16 years or Over	23,368			54,177		181,364	
Travel to Work in 14 Minutes or Less	6,293	26.9%		15,493	28.6%	54,436	30.0%
Travel to Work in 15 to 29 Minutes	11,569	49.5%		25,458	47.0%	79,060	43.6%
Travel to Work in 30 to 59 Minutes	2,254	9.6%		5,433	10.0%	20,782	11.5%
Travel to Work in 60 Minutes or More	830	3.6%		1,798	3.3%	6,237	3.4%
Work at Home	2,422	10.4%		5,997	11.1%	20,850	11.5%
Average Minutes Travel to Work	17.6			17.5		17.5	

Complete Profile

2010-2020 Census, 2026 Estimates with 2031 Projections
Calculated using Weighted Block Centroid from Block Groups



Lat/Lon: 43.1439/-76.1281

Bear Road Plaza		3 mi radius		5 mi radius		10 mi radius	
North Syracuse, NY 13212							
Transportation To Work (2026)							
Worker Base Age 16 years or Over	23,368			54,177		181,364	
Drive to Work Alone	18,829	80.6%		42,670	78.8%	131,257	72.4%
Drive to Work in Carpool	1,511	6.5%		3,685	6.8%	13,967	7.7%
Travel to Work by Public Transportation	209	0.9%		770	1.4%	5,958	3.3%
Drive to Work on Motorcycle	22	-		30	-	131	-
Bicycle to Work	9	-		48	-	531	0.3%
Walk to Work	169	0.7%		574	1.1%	5,804	3.2%
Other Means	197	0.8%		402	0.7%	2,865	1.6%
Work at Home	2,422	10.4%		5,997	11.1%	20,850	11.5%
Daytime Demographics (2026)							
Total Businesses	1,538			4,173		12,949	
Total Employees	20,248			62,450		182,493	
Company Headquarter Businesses	63	4.1%		215	5.2%	572	4.4%
Company Headquarter Employees	2,950	14.6%		11,120	17.8%	27,235	14.9%
Employee Population per Business	13.2	to 1		15.0	to 1	14.1	to 1
Residential Population per Business	28.5	to 1		24.3	to 1	28.7	to 1
Adj. Daytime Demographics Age 16 Years or Over	33,003			91,257		304,459	
Labor Force							
Labor Population Age 16 Years or Over (2026)	36,261			83,205		303,890	
Labor Force Total Males (2026)	17,500	48.3%		40,109	48.2%	154,886	51.0%
Male Civilian Employed	12,175	69.6%		27,730	69.1%	93,986	60.7%
Male Civilian Unemployed	498	2.8%		1,045	2.6%	4,210	2.7%
Males in Armed Forces	126	0.7%		187	0.5%	425	0.3%
Males Not in Labor Force	4,700	26.9%		11,147	27.8%	56,265	36.3%
Labor Force Total Females (2026)	18,761	51.7%		43,096	51.8%	149,004	49.0%
Female Civilian Employed	11,193	59.7%		26,448	61.4%	87,393	58.7%
Female Civilian Unemployed	433	2.3%		861	2.0%	3,085	2.1%
Females in Armed Forces	12	-		33	-	120	-
Females Not in Labor Force	7,124	38.0%		15,755	36.6%	58,406	39.2%
Unemployment Rate	931	2.6%		1,906	2.3%	7,294	2.4%
Occupation (2026)							
Occupation Population Age 16 Years or Over	23,368			54,177		181,364	
Occupation Total Males	12,175	52.1%		27,730	51.2%	93,972	51.8%
Occupation Total Females	11,193	47.9%		26,448	48.8%	87,393	48.2%
Management, Business, Financial Operations	4,352	18.6%		9,579	17.7%	30,790	17.0%
Professional, Related	7,061	30.2%		16,893	31.2%	59,202	32.6%
Service	2,875	12.3%		7,006	12.9%	26,932	14.8%
Sales, Office	5,020	21.5%		10,916	20.1%	34,666	19.1%
Farming, Fishing, Forestry	21	-		51	-	135	-
Construction, Extraction, Maintenance	1,222	5.2%		2,883	5.3%	9,130	5.0%
Production, Transport, Material Moving	2,816	12.1%		6,849	12.6%	20,510	11.3%
White Collar Workers	16,433	70.3%		37,388	69.0%	124,657	68.7%
Blue Collar Workers	6,935	29.7%		16,789	31.0%	56,708	31.3%

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Calculated using Weighted Block Centroid from Block Groups



Lat/Lon: 43.1439/-76.1281

Bear Road Plaza		3 mi radius		5 mi radius		10 mi radius	
North Syracuse, NY 13212							
Units In Structure (2026)							
Total Units		19,145		44,589		158,135	
1 Detached Unit		14,011	73.2%	30,103	67.5%	89,587	56.7%
1 Attached Unit		987	5.2%	2,526	5.7%	7,813	4.9%
2 Units		551	2.9%	2,092	4.7%	13,192	8.3%
3 to 4 Units		231	1.2%	823	1.8%	5,760	3.6%
5 to 9 Units		1,225	6.4%	3,221	7.2%	12,158	7.7%
10 to 19 Units		783	4.1%	2,322	5.2%	8,270	5.2%
20 to 49 Units		751	3.9%	1,866	4.2%	9,512	6.0%
50 or More Units		514	2.7%	1,332	3.0%	10,138	6.4%
Mobile Home or Trailer		91	0.5%	304	0.7%	1,702	1.1%
Other Structure		-	-	-	-	3	-
Occupied Homes Built By Year (2026)							
Homes Built 2020 or later		103	0.5%	356	0.8%	1,238	0.8%
Homes Built 2010 to 2019		664	3.5%	1,740	3.9%	8,509	5.4%
Homes Built 2000 to 2009		1,171	6.1%	3,049	6.8%	9,036	5.7%
Homes Built 1990 to 1999		1,603	8.4%	3,735	8.4%	12,709	8.0%
Homes Built 1980 to 1989		3,139	16.4%	6,528	14.6%	18,715	11.8%
Homes Built 1970 to 1979		3,821	20.0%	7,035	15.8%	20,432	12.9%
Homes Built 1960 to 1969		2,834	14.8%	6,896	15.5%	20,480	13.0%
Homes Built 1950 to 1959		3,424	17.9%	7,492	16.8%	24,063	15.2%
Homes Built 1940 to 1949		854	4.5%	2,281	5.1%	7,978	5.0%
Homes Built Before 1939		1,531	8.0%	5,477	12.3%	34,975	22.1%
Median Age of Homes		52.8	yrs	54.2	yrs	57.7	yrs
Home Values (2026)							
Owner Specified Housing Units		14,274		30,598		90,062	
Home Values \$1,000,000 or More		150	1.1%	263	0.9%	1,039	1.2%
Home Values \$750,000 to \$999,999		139	1.0%	294	1.0%	1,074	1.2%
Home Values \$500,000 to \$749,999		464	3.3%	930	3.0%	3,864	4.3%
Home Values \$400,000 to \$499,999		826	5.8%	1,996	6.5%	7,261	8.1%
Home Values \$300,000 to \$399,999		1,875	13.1%	4,271	14.0%	12,497	13.9%
Home Values \$250,000 to \$299,999		2,058	14.4%	3,999	13.1%	10,936	12.1%
Home Values \$200,000 to \$249,999		2,591	18.2%	5,121	16.7%	13,877	15.4%
Home Values \$175,000 to \$199,999		1,413	9.9%	2,840	9.3%	7,945	8.8%
Home Values \$150,000 to \$174,999		1,876	13.1%	3,908	12.8%	10,091	11.2%
Home Values \$125,000 to \$149,999		1,031	7.2%	2,120	6.9%	5,746	6.4%
Home Values \$100,000 to \$124,999		899	6.3%	2,228	7.3%	5,799	6.4%
Home Values \$90,000 to \$99,999		181	1.3%	708	2.3%	1,769	2.0%
Home Values \$80,000 to \$89,999		119	0.8%	347	1.1%	1,488	1.7%
Home Values \$70,000 to \$79,999		105	0.7%	274	0.9%	1,402	1.6%
Home Values \$60,000 to \$69,999		75	0.5%	249	0.8%	1,138	1.3%
Home Values \$50,000 to \$59,999		30	0.2%	87	0.3%	471	0.5%
Home Values \$35,000 to \$49,999		56	0.4%	111	0.4%	877	1.0%
Home Values \$25,000 to \$34,999		12	-	38	0.1%	277	0.3%
Home Values \$10,000 to \$24,999		209	1.5%	459	1.5%	1,280	1.4%
Home Values Under \$10,000		166	1.2%	356	1.2%	1,230	1.4%
Owner-Occupied Median Home Value		\$225,123		\$221,088		\$227,293	
Renter-Occupied Median Rent		\$1,069		\$1,092		\$1,058	

Complete Profile

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Calculated using Weighted Block Centroid from Block Groups



Lat/Lon: 43.1439/-76.1281

Bear Road Plaza North Syracuse, NY 13212		3 mi radius	5 mi radius	10 mi radius
Total Annual Consumer Expenditure (2026)				
Total Household Expenditure		\$1.8 B	\$4.1 B	\$13.75 B
Total Non-Retail Expenditure		\$868.22 M	\$1.98 B	\$6.75 B
Total Retail Expenditure		\$935.65 M	\$2.11 B	\$7 B
Alcoholic Beverages		\$12.35 M	\$28.15 M	\$94.26 M
Apparel		\$38.4 M	\$87.84 M	\$297.51 M
Contributions		\$44.11 M	\$100.16 M	\$330.57 M
Education		\$30.18 M	\$68.64 M	\$227.87 M
Entertainment		\$86.78 M	\$198.53 M	\$672.94 M
Food Away From Home		\$84.9 M	\$193.85 M	\$652.05 M
Grocery		\$120.01 M	\$276.83 M	\$963.55 M
Health Care		\$129.69 M	\$296.52 M	\$1.02 B
Household Furnishings and Equipment		\$45.8 M	\$104.56 M	\$351.51 M
Household Operations		\$34.52 M	\$79.01 M	\$269.39 M
Miscellaneous Expenses		\$26.88 M	\$61.37 M	\$205.79 M
Personal Care		\$19.35 M	\$44.51 M	\$153.6 M
Shelter		\$307.94 M	\$711.27 M	\$2.45 B
Tax and Retirement		\$458.01 M	\$1.03 B	\$3.38 B
Tobacco and Related		\$6.52 M	\$15.34 M	\$57.18 M
Transportation		\$268.08 M	\$596.09 M	\$1.89 B
Utilities		\$90.36 M	\$208.63 M	\$728.47 M
Monthly Household Consumer Expenditure (2026)				
Total Household Expenditure		\$7,852	\$7,660	\$7,246
Total Non-Retail Expenditure		\$3,779 48.1%	\$3,709 48.4%	\$3,556 49.1%
Total Retail Expenditures		\$4,073 51.9%	\$3,951 51.6%	\$3,691 50.9%
Alcoholic Beverages		\$54 0.7%	\$53 0.7%	\$50 0.7%
Apparel		\$167 2.1%	\$164 2.1%	\$157 2.2%
Contributions		\$192 2.4%	\$187 2.4%	\$174 2.4%
Education		\$131 1.7%	\$128 1.7%	\$120 1.7%
Entertainment		\$378 4.8%	\$371 4.8%	\$355 4.9%
Food Away From Home		\$370 4.7%	\$362 4.7%	\$344 4.7%
Grocery		\$522 6.7%	\$517 6.8%	\$508 7.0%
Health Care		\$565 7.2%	\$554 7.2%	\$539 7.4%
Household Furnishings and Equipment		\$199 2.5%	\$195 2.6%	\$185 2.6%
Household Operations		\$150 1.9%	\$148 1.9%	\$142 2.0%
Miscellaneous Expenses		\$117 1.5%	\$115 1.5%	\$108 1.5%
Personal Care		\$84 1.1%	\$83 1.1%	\$81 1.1%
Shelter		\$1,340 17.1%	\$1,329 17.4%	\$1,293 17.8%
Tax and Retirement		\$1,994 25.4%	\$1,920 25.1%	\$1,782 25.1%
Tobacco and Related		\$28 0.4%	\$29 0.4%	\$30 0.4%
Transportation		\$1,167 14.9%	\$1,114 14.5%	\$995 13.7%
Utilities		\$393 5.0%	\$390 5.1%	\$384 5.3%