



5620 5620 BUSINESS AVE | CICERO, NY 13039



| TRENCA & CO REALTY



5620 Business Ave, Cicero, NY

- 0.5 mi. I-481 On-Ramp
- 1.5 mi. I-81 On-Ramp
- 4.5 mi. Syracuse Hancock International Airport
- 4.5 mi. Proposed Micron Chip Plant
- 10 mi. Downtown Syracuse



FOR LEASE | 5620 BUS AVE



EXECUTIVE SUMMARY



OFFERING SUMMARY

Address: 5620 Business Ave, Cicero, NY

Lease Rate: \$12/SF NNN

Square Footage: 1,800 SF +/-

Term 3-5 Years

Parking: 3.7 spaces per 1,000 SF

Building Class: B

Market: Office/Retail

PROPERTY OVERVIEW

5620 Business Ave in Cicero offers a flexible 1,800 SF office/retail suite G7. Ideal for small businesses or professional users. Offered at \$12/SF NNN

PROPERTY HIGHLIGHTS

- Ample Parking - 74 Spaces
- Prime Location off Route 11
- Flexible Suite- 1,800 SF Available
- Convenient Amenities – Dining & retail nearby

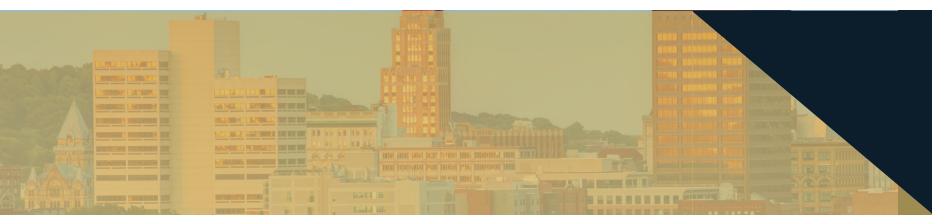
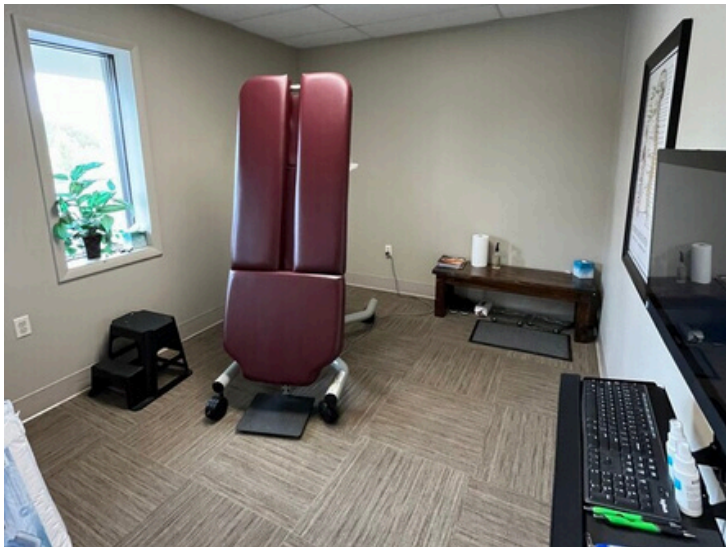
JOHN A. TRENCA

315.572.3823

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INTERIOR PHOTOS



JOHN A. TRENC

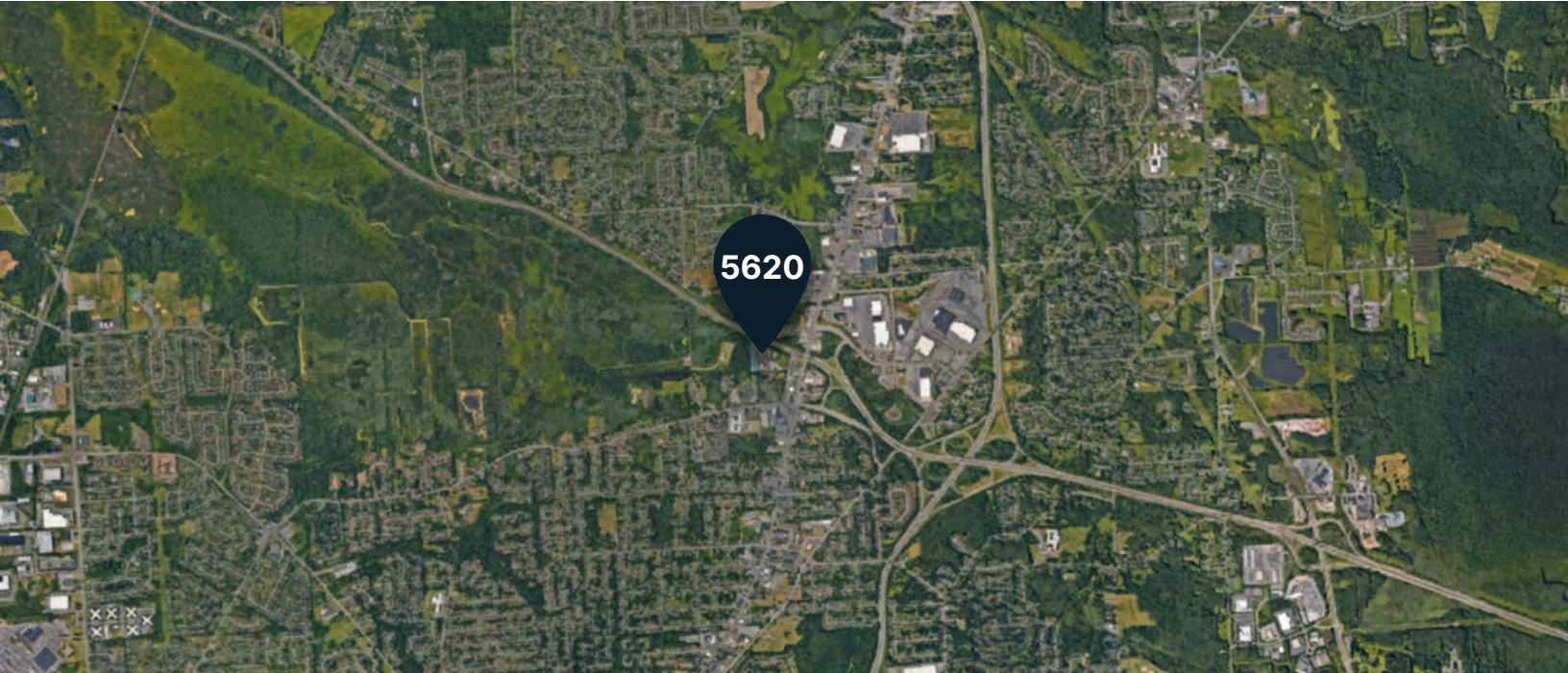
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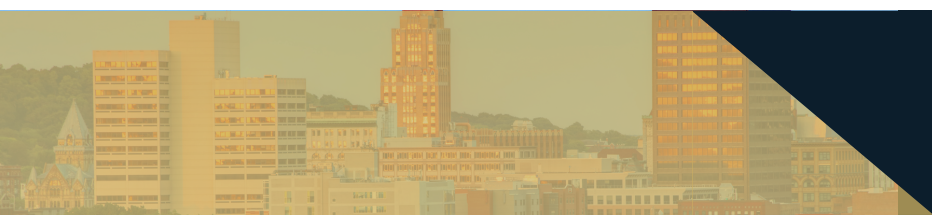
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AERIAL



BUSINESSES NEARBY:



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DEMOGRAPHICS



Population

	2 Miles	5 Miles	10 Miles
2020 Population:	26,663	98,646	373,293

2024 Population:	25,197	94,780	365,104
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Median Age:	42.8	42.2	38.8
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HH's & Income

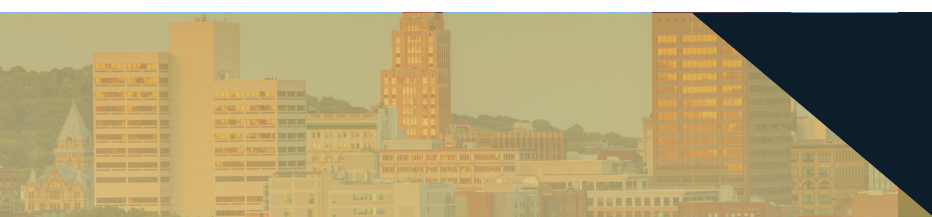
2024 Households:	10,675	40,182	151,229
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Avg HH Income:	\$90K	\$90K	\$81K
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Median HH Income:	\$75K	\$73K	\$61K
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Traffic (Route 11)

AADT 2025:	27,423
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EXCLUSIVE BROKER

JOHN A. TRENCA

PRINCIPAL BROKER & FOUNDER



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LICENSE

NY 10491213215



MAILING ADDRESS

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Cicero, NY 13039



TRENCA & CO REALTY

All information deemed reliable but not guaranteed. Buyers and agents to verify all facts, including but not limited to square footage, taxes, zoning, and permitted uses.