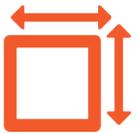


FOR LEASE

7939 BREWERTON RD, CICERO, NY 13039



11,200 ±
SF AVAILABLE



25,914
VEHICLES PER DAY



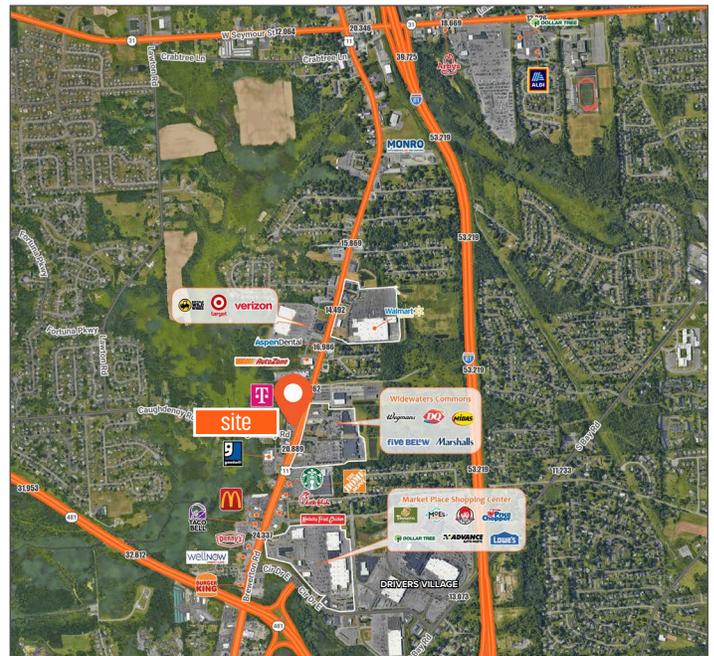
UPON REQUEST
LEASE PRICE

OFFERING SUMMARY

Property Type	Retail
Available Space	11,200 ± SF
Traffic Counts	Brewerton Rd (Rte 11): 17,809/vpd Caughdenoy Rd: 8,105/vpd
Parking	68 Spaces

PROPERTY HIGHLIGHTS

- Prime retail redevelopment for lease in Cicero's core retail corridor
- Signalized intersection with high visibility along Brewerton Rd & Route 11
- 3,400 SF drive-thru endcap + (3) 2,600 SF inline units
- Strong ingress/egress with approx. 68 on-site parking spaces
- Ideal for QSR, medical, retail, or service uses
- Across from high-performing Wegmans; near Target, Walmart, Chick-fil-A & more



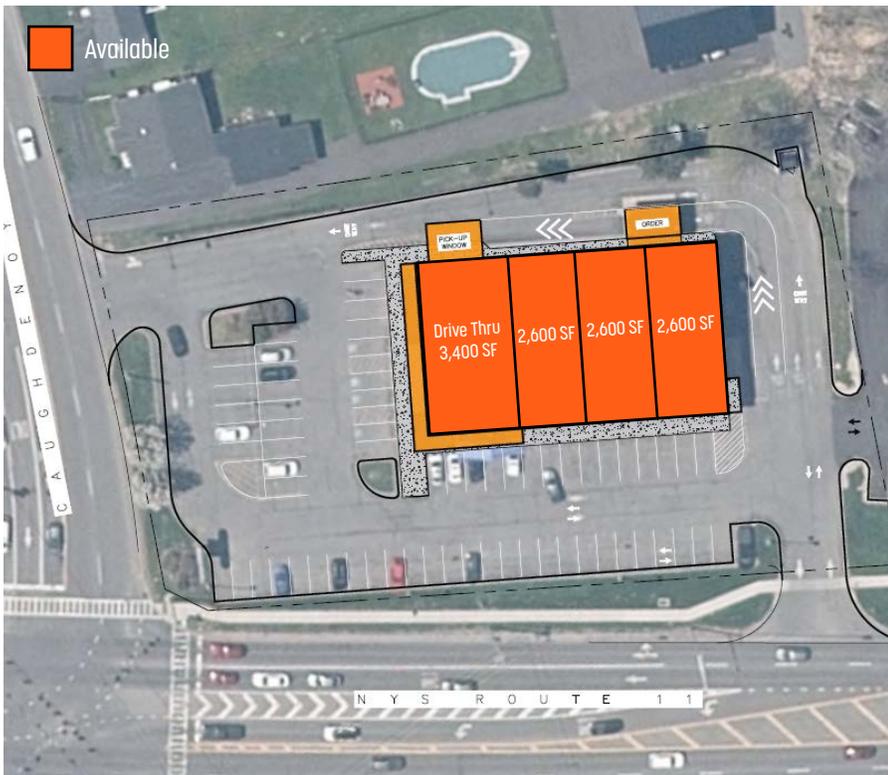
DEMOGRAPHICS	1 Mile	3 Miles	5 Miles
Population	5,077	38,642	78,686
Median HH Income	\$98,964	\$95,872	\$91,757
Households	2,048	16,245	33,841
Daytime Population	2,752	21,740	62,543

FOR LEASE

7939 BREWERTON RD, CICERO, NY 13039



Commercial Brokerage



Daniel Bosio

Licensed Real Estate Salesperson

M: 248.872.4654 O: 585.454.4500 x 116

dan@caliberbrokerage.com

Caliber Commercial Brokerage LLC

394 E Henrietta Rd | Rochester, NY 14620

caliberbrokerage.com

585.454.4500