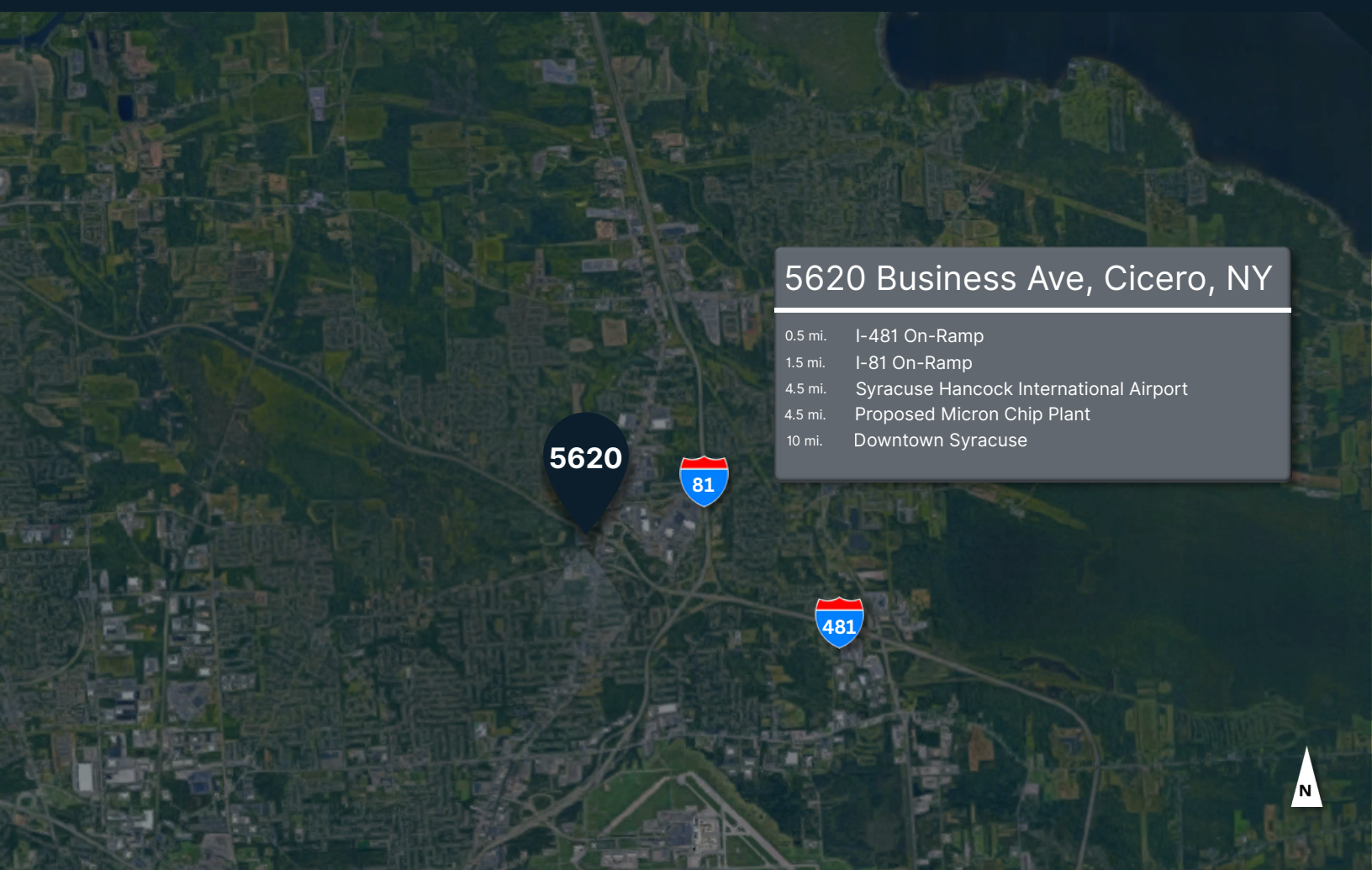




**5620** 5620 BUSINESS AVE | CICERO, NY 13039



| 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

**Square Footage:** 1,800 SF +/-

**Term** Negotiable

**Parking:** 3.7 spaces per 1,000 SF

**Building Class:** C

**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/YR

## 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**

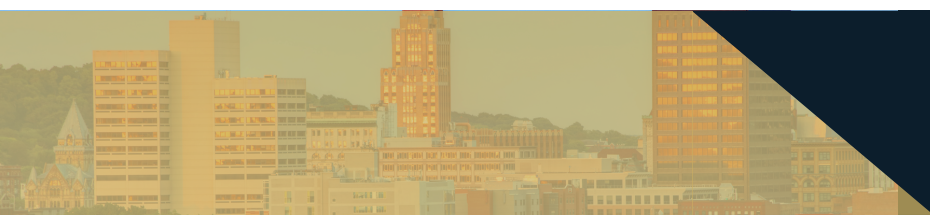
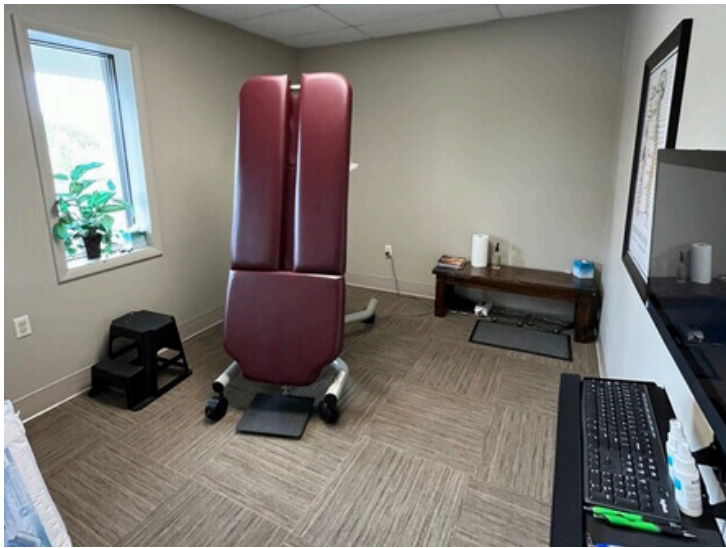
315.572.3823

JOHN@TRENCAREALTY.CO



**FOR LEASE | 5620 BUS AVE**

**INTERIOR PHOTOS**



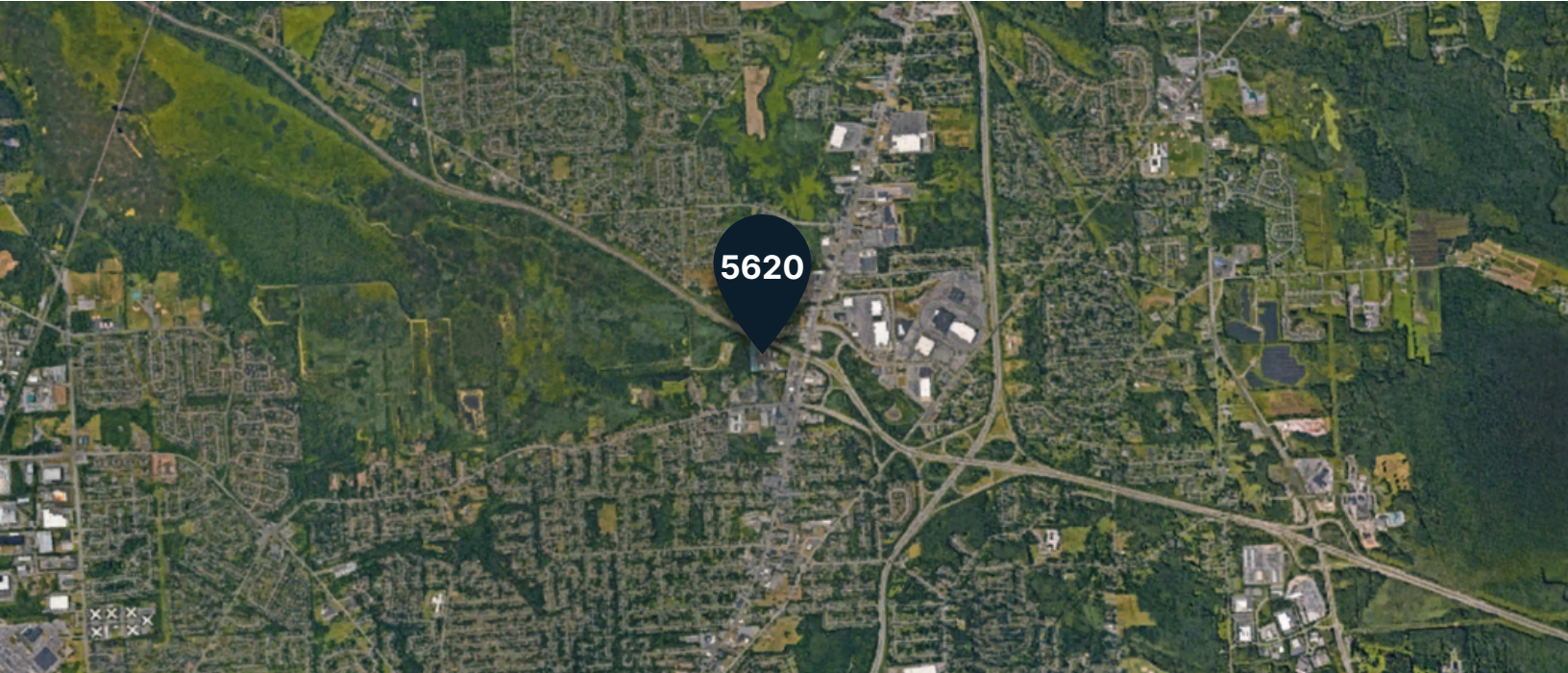
**JOHN A. TRENC**  
315.572.3823  
[JOHN@TRENCAREALTY.CO](mailto:JOHN@TRENCAREALTY.CO)



**FOR LEASE | 5620 BUS AVE**

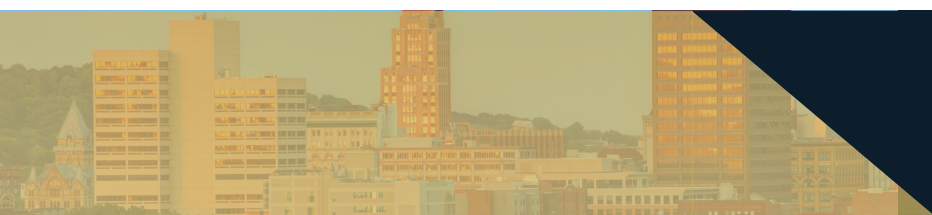


**AERIAL**



## **BUSINESSES NEARBY:**

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**JOHN A. TRENCA**

**315.572.3823**

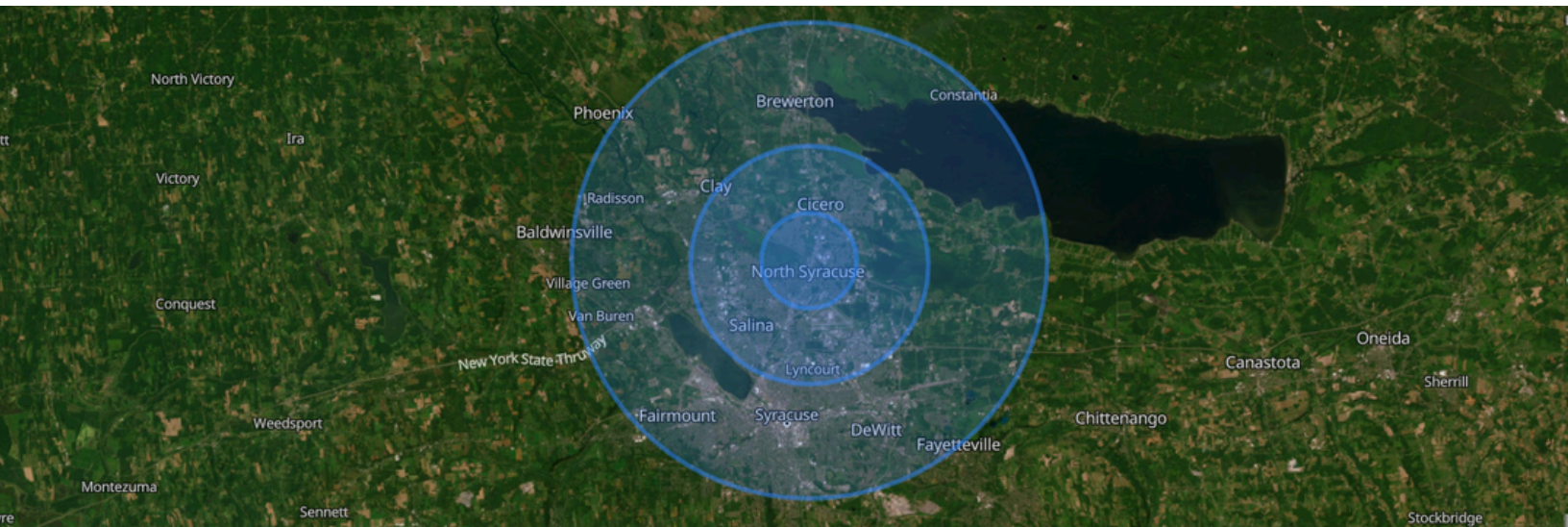
**JOHN@TRENCAREALTY.CO**



# FOR LEASE | 5620 BUS AVE



## DEMOGRAPHICS



### Population

	2 Miles	5 Miles	10 Miles
<b>2020 Population:</b>	26,663	98,646	373,293

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

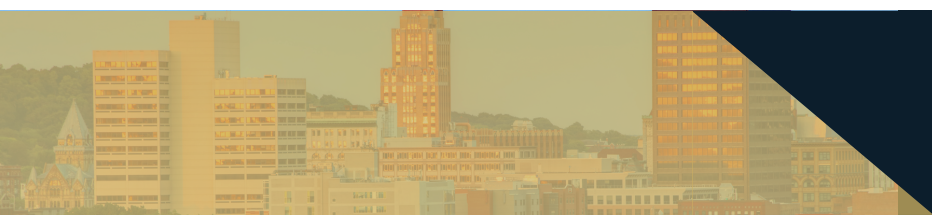
<b>2024 Households:</b>	10,675	40,182	151,229
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<b>Avg HH Income:</b>	\$90K	\$90K	\$81K
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<b>Median HH Income:</b>	\$75K	\$73K	\$61K
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### Traffic (Route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

<b>AADT 2025:</b>	27,423
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**5620**

**5620 BUSINESS AVE | CICERO, NY 13039**

**EXCLUSIVE BROKER**

**JOHN A. TRENCA**

**PRINCIPAL BROKER & FOUNDER**



**EMAIL ADDRESS**

john@trencrealty.co



**PHONE NUMBER**

315.572.3823



**WEBSITE**

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**LICENSE**

NY 10491213215



**MAILING ADDRESS**

5620 Business Ave, Ste H8,  
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.*