

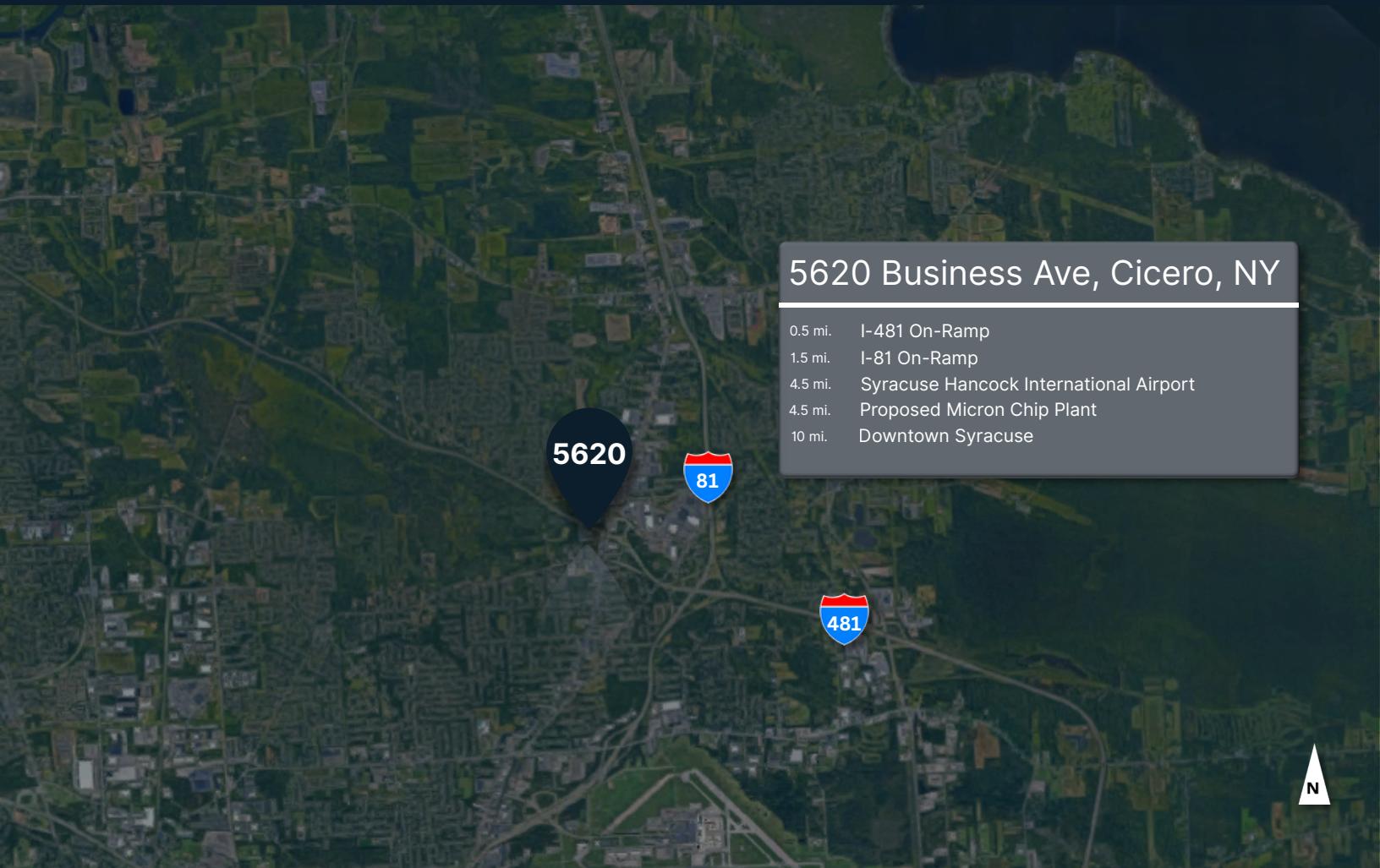


**5620**

5620 BUSINESS AVE | CICERO, NY 13039



| TRENCA & CO REALTY



# 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**

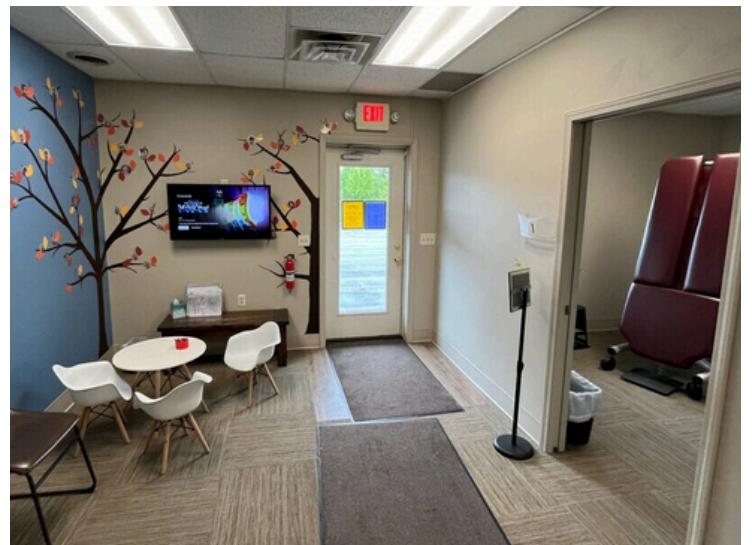


**JOHN A. TRENCA**  
315.572.3823  
JOHN@TRENCAREALTY.CO



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## INTERIOR PHOTOS

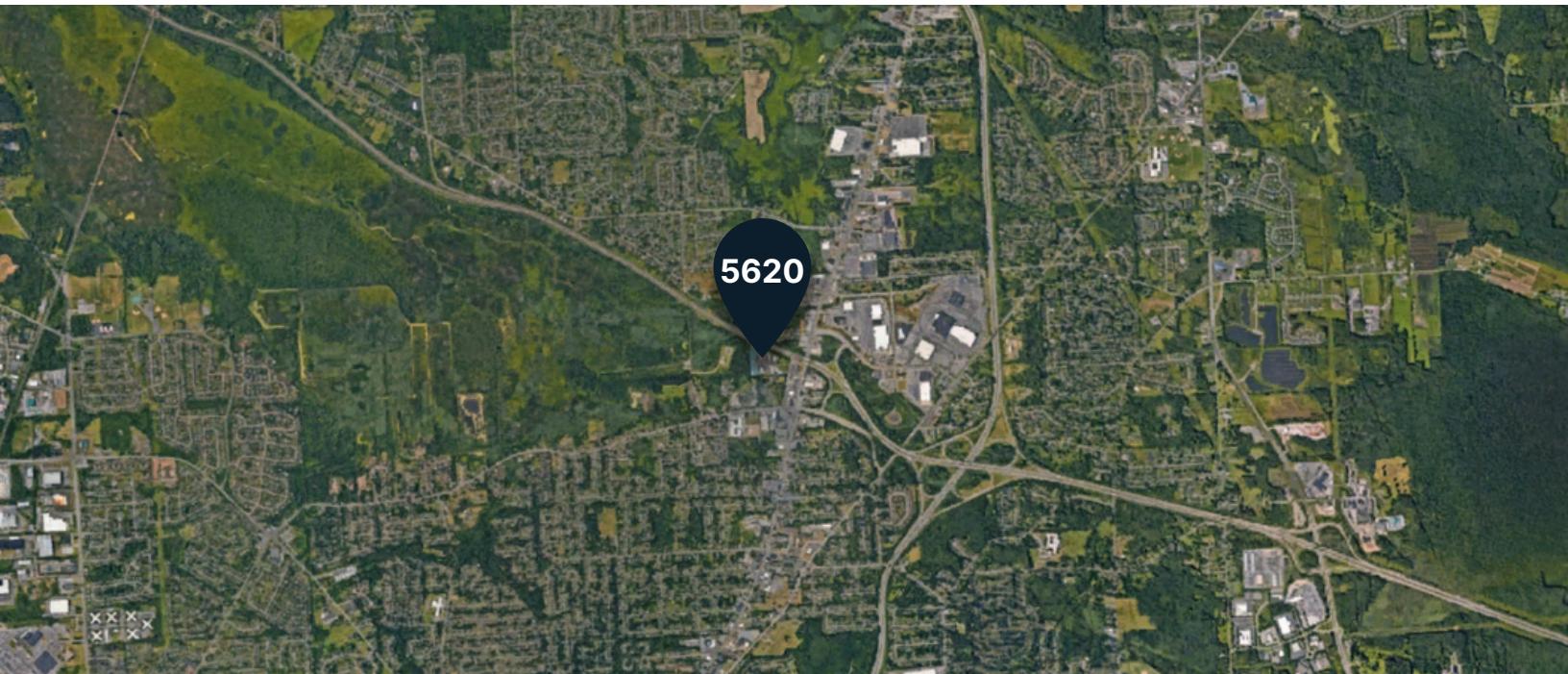


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AERIAL



## BUSINESSES NEARBY:



JOHN A. TRENCA

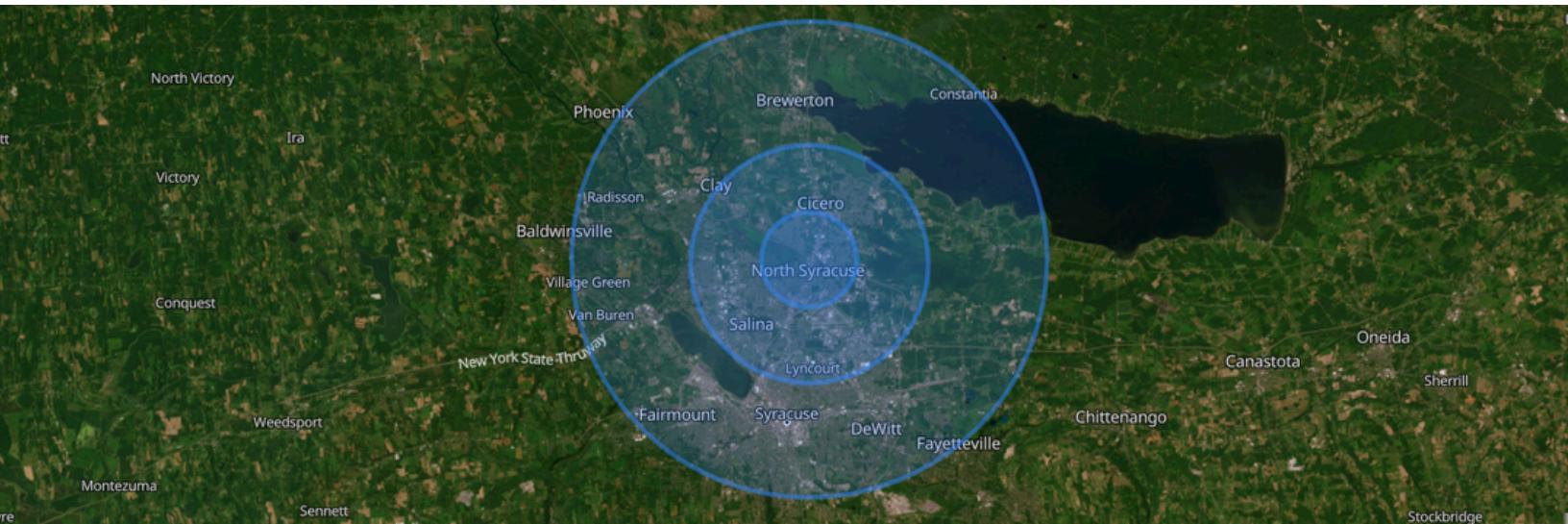
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## DEMOGRAPHICS



### Population

2 Miles

5 Miles

10 Miles

	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

### Median Age:

42.8

42.2

38.8

### HH's & Income

2 Miles

5 Miles

10 Miles

	2 Miles	5 Miles	10 Miles
<b>2024 Households:</b>	10,675	40,182	151,229
<b>Avg HH Income:</b>	\$90K	\$90K	\$81K
<b>Median HH Income:</b>	\$75K	\$73K	\$61K

### Traffic (Route 11)

#### AADT 2025:

27,423



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## EXCLUSIVE BROKER

JOHN A. TRENCA

PRINCIPAL BROKER & FOUNDER



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**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.*