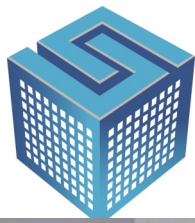


## Development Opportunity

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*Principals should not rely solely upon the information contained herein.*



**SUTTON**  
REAL ESTATE COMPANY

**FOR SALE | DEVELOPMENT**

5586 Legionnaire Dr., Cicero, NY 13039



**CONTACT EXCLUSIVE AGENTS:**

**Karen Cannata-LaRocca**

*Real Estate Salesperson*

(M): 315.391.3409

[klarocca@suttoncos.com](mailto:klarocca@suttoncos.com)

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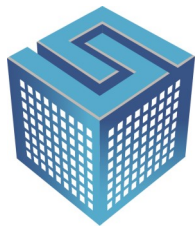
525 Plum Street, Suite 100

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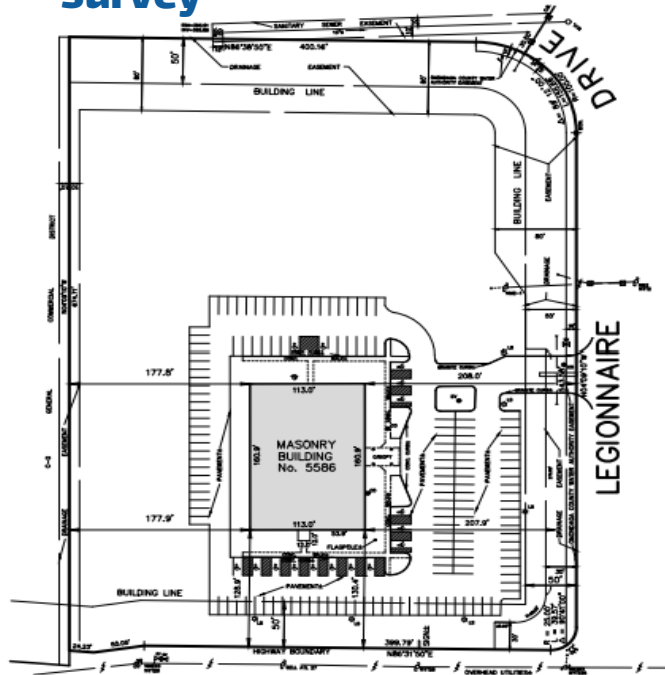


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**Survey**



NEW YORK STATE ROUTE NO. 31

**Demographics**

	2 Mile	5 Mile	10 Mile
<b>Population</b>	14,159	75,376	295,063
<b>Households</b>	5,163	30,121	120,200
<b>Average Household Income</b>	\$107,803	\$93,562	\$75,615

Source: : CoStar

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## Property Features

- Site consisting of two contiguous parcels:
  - 4.54 +/- acres with an 18,180 +/- SF occupied medical office building
  - 3.0 +/- acres vacant commercial land
- 1.6 miles / 2-minute drive from Micron Technology site
- Value-add future development potential
- Signalized corner location

## Zoning

Zoned General Commercial—Suggested Uses:

- Shopping centers
- Hotels and motels
- Gas/service stations and car wash facilities.

- Restaurants and drive-in activities
- Public water, gas and sewer on-site
- 1 mile to I-81

## Tax ID

091.-01-39.6 & 091.-01-39.9

## Asking Price

\$4,750.000

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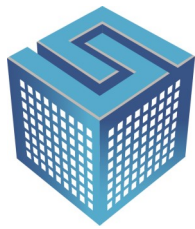
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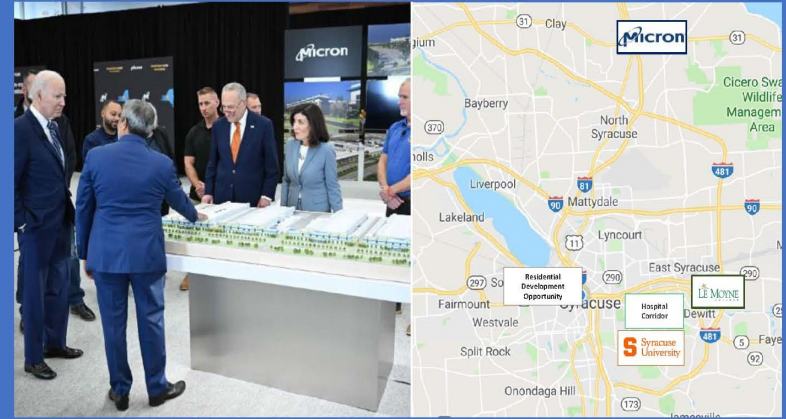
### A Growing Market.

- \$100 billion Micron Semiconductor Project coming to Clay, NY
- \$350 million Amazon Distribution Center opened in Liverpool, NY
- \$118 million renovation to the JMA Wireless Dome
- Approved \$85 million aquarium to be built in the Inner Harbor under development
- \$63 million renovation to Hancock International Airport
- Multi-million dollar capital projects underway at Syracuse University including the construction of the \$25 million John A. Lally Athletic Complex
- \$25 million renovation to NBT Stadium—home of Syracuse Mets
- Lockheed Martin awarded \$1.6 billion deal by the US Air Force to build long range radars that will lead to hundreds of jobs

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### \$100 Billion Micron Semiconductor Project!



President Biden – Micron Announcement  
October 2022

Micron - 10 mi from Residential Site

- Largest single private investment in New York history
- Nearly 50,000 direct and indirect jobs to be created – a 12.5% increase in total employment for the region.
- First phase slated to begin in 2024, employing 3,000 people with average salaries of more than \$100,000 per year.
- Located just 10 miles from the residential site.
- The City of Syracuse is projected to be the #1 area for residential growth with the addition of 7,000 units

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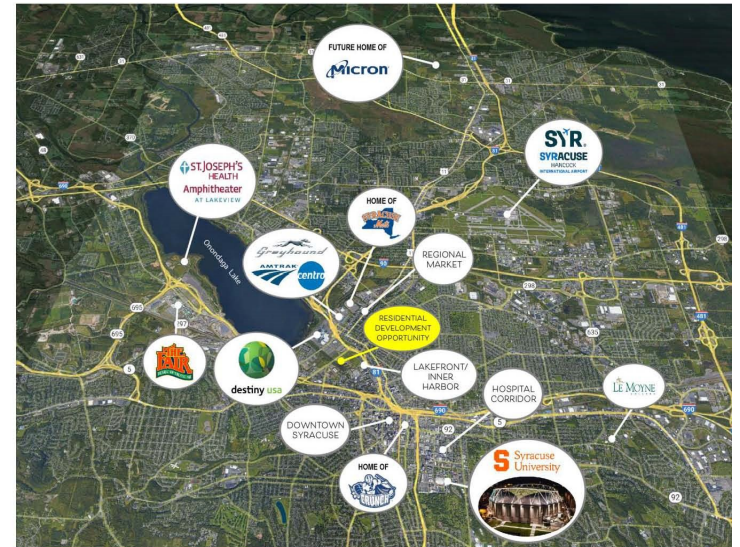


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***Syracuse and Central New York***

- Vibrant city with strong employment and economic growth
- Home to Syracuse University and LeMoyne College
- First class medical facilities;
  - \* St. Joseph's Hospital
  - \* Upstate University Hospital
  - \* Crouse Hospital
- Exciting dining and entertainment venues
- Transportation hubs for easy travel
  - \* Syracuse Hancock International Airport
  - \* Syracuse Walsh Regional Transportation Center (Amtrak, Greyhound & Trailways)



St Joseph's Health Amphitheater



The New York State Fairgrounds



Syracuse University JMA Wireless Dome



Armory Square

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