



PROPERTY FEATURES

- 2,500 SF of medical office space available
- Space includes 18 seating waiting room, 7 exam rooms and x-ray
- Medical office building tenants included large family practice, physical therapy and lab
- Prominent signage & ample parking
- Located in one of the fastest growing areas, with neighboring newly developed senior housing behind site and apartments
- Easy access to I-81, Route 31 and Route 11

CONTACT EXCLUSIVE AGENTS:

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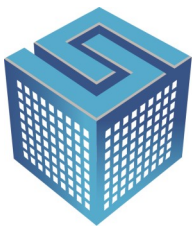
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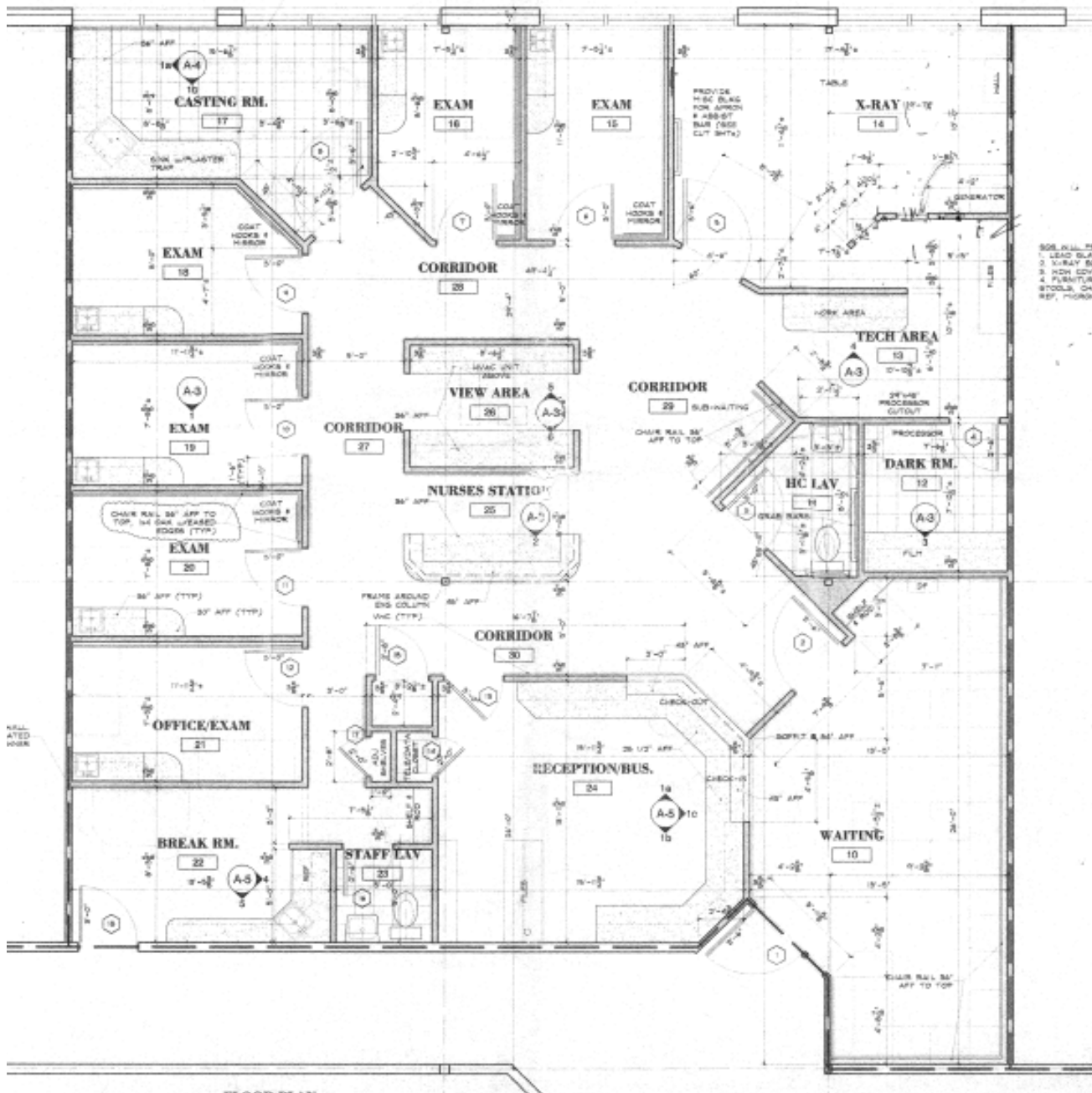


SUTTON
REAL ESTATE COMPANY

FOR LEASE | MEDICAL OFFICE

CICERO HEALTH CENTER

5586 Legionnaire Drive, Cicero, NY 13039



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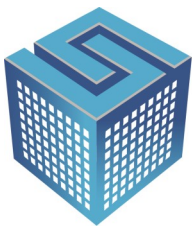
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DEMOGRAPHICS

	1 Mile	3 Mile	5 Mile
Population	4,290	77,113	305,270
Households	1,576	30,895	125,299
Average Household Income	\$85,541	\$81,960	\$65,586
Businesses	155	3,158	15,940
Employees	1,443	44,447	261,962

Source: : ESRI Report

TRAFFIC COUNTS

- Route 31 (East of Legionnaire Drive) — 23,607
- Route 31 (West of Legionnaire Drive) — 10,281

Source: NYSDOT

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