

**SUTTON**  
REAL ESTATE COMPANY

**FOR SALE | LAND**

6017 State Route 31, Cicero, NY 13039



## PROPERTY FEATURES

- 2.95+/- acre development site zoned General Commercial
- 227' Route 31 road frontage
- Additional 3.52+/- acre adjacent parcel available
- Site is 1/2 mile east of I-81
- High visibility, directly across from Cicero-North Syracuse High School (2,012 students in 2017/2018)
- Adjacent to Cicero Elementary School (517 students 2020)
- Located on main retail corridor

### CONTACT EXCLUSIVE AGENTS:

**Stephen Saleski**

*Real Estate Salesperson*

315.727.3103

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

### SUTTON REAL ESTATE COMPANY

525 Plum Street, Suite 100

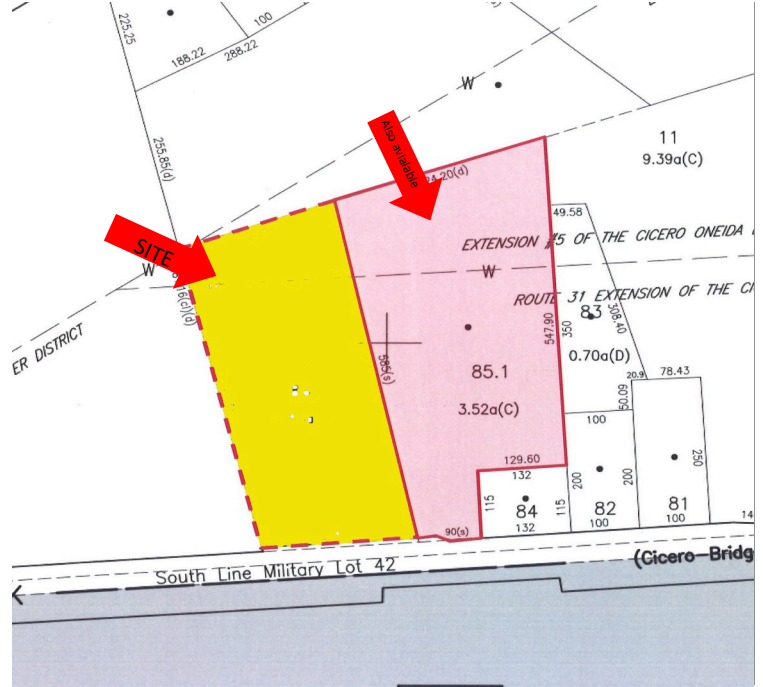
Syracuse, New York 13204

315.424.1111

[www.suttoncos.com](http://www.suttoncos.com)

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### DEMOGRAPHICS

	1 Mile	3 Mile	5 Mile
<b>Population</b>	6,047	29,380	58,294
<b>Households</b>	2,266	11,063	23,020
<b>Average Household Income</b>	\$96,675	\$95,265	\$88,600

Source: STDB

### TRAFFIC COUNTS

- Interstate 81—50,000
- Route 11—28,000
- Route 31—13,000

Source: STDB

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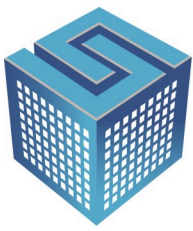
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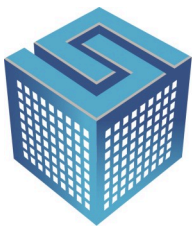
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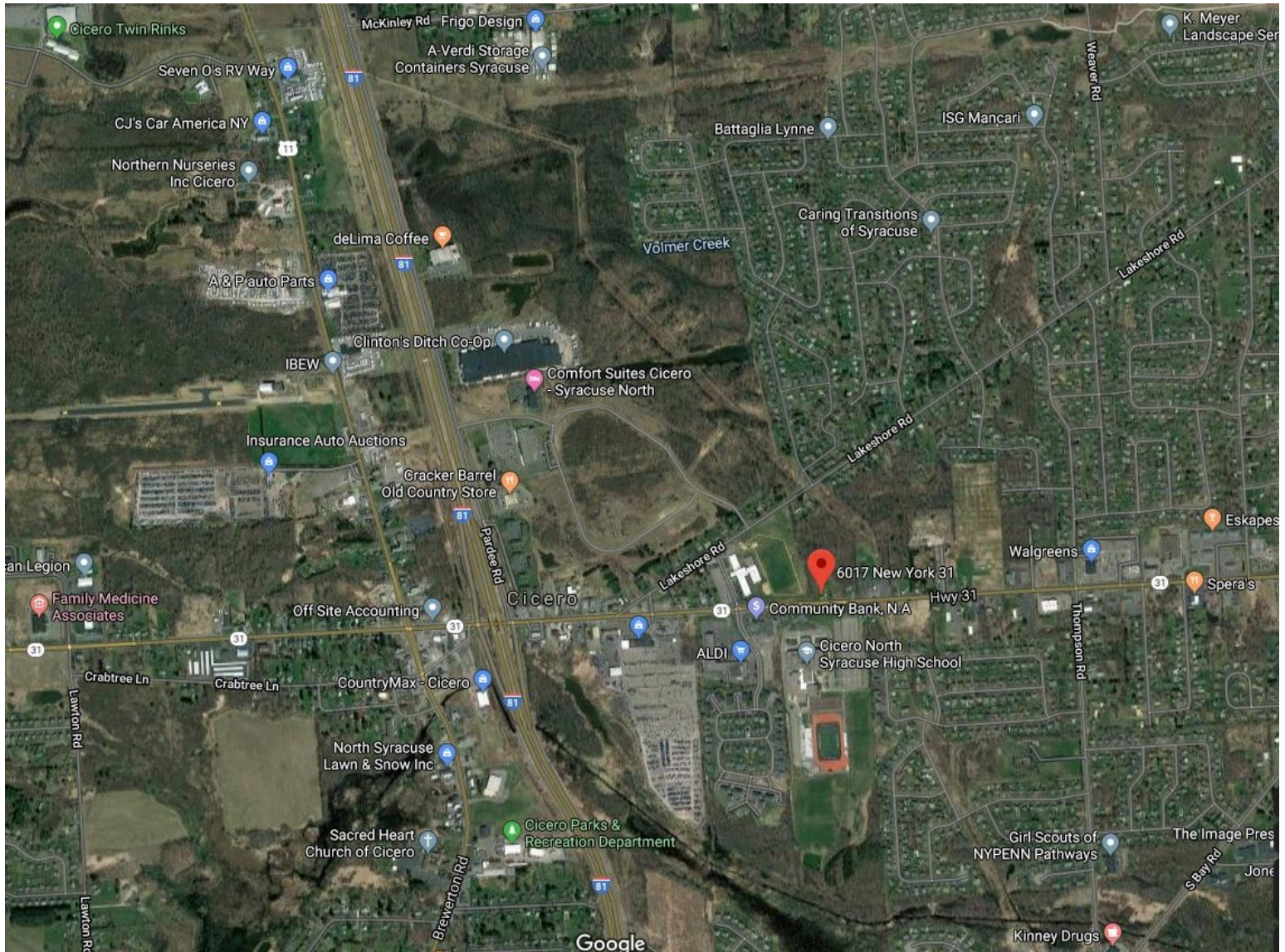




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