

**FOR SALE**  
**88 +/- Acres**

*All information contained herein is from sources deemed reliable and is submitted subject to errors, omissions, changes in price or other conditions, prior sale, leasing without notice. Principals should not rely solely upon the information contained herein.*

## PROPERTY FEATURES

- 13 parcels totaling 88 +/- acres available for sale
- Zoned general commercial, potential for multiple uses
- All utilities to the site
- Phase 1 available
- Multiple access points
- Located close to Routes 31 & 11, easy access to I-81
- Parcels can be purchased or leased separately



## DEMOGRAPHICS

	1 Mile	3 Mile	5 Mile
<b>Population</b>	3,428	59,790	277,469
<b>Households</b>	1,371	23,869	114,434
<b>Average Household Income</b>	\$89,389	\$79,623	\$64,730
<b>Businesses</b>	173	2,275	14,702

Source: ESRI Report

## TRAFFIC COUNTS

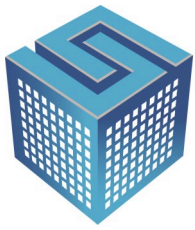
- I-81 North—42,857
- I-81 North Exit—3,773
- Pardee Road—7,507
- Lakeshore Road—3,050

Source: NYSDOT

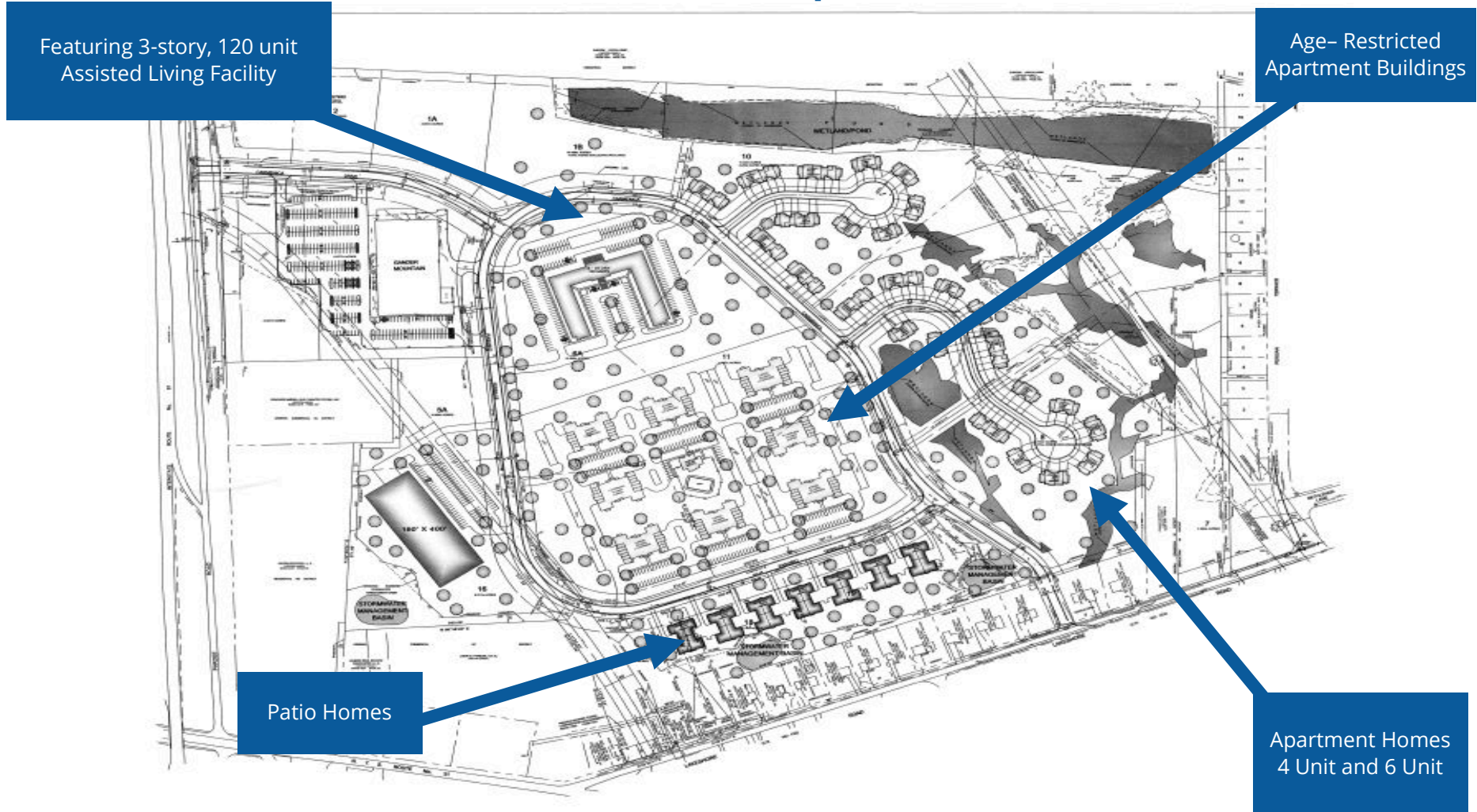
All information contained herein is from sources deemed reliable and is submitted subjected to errors, omissions, changes in price or other conditions, prior sale, leasing without notice.

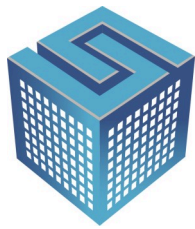
Principals should not rely solely upon the information contained herein.



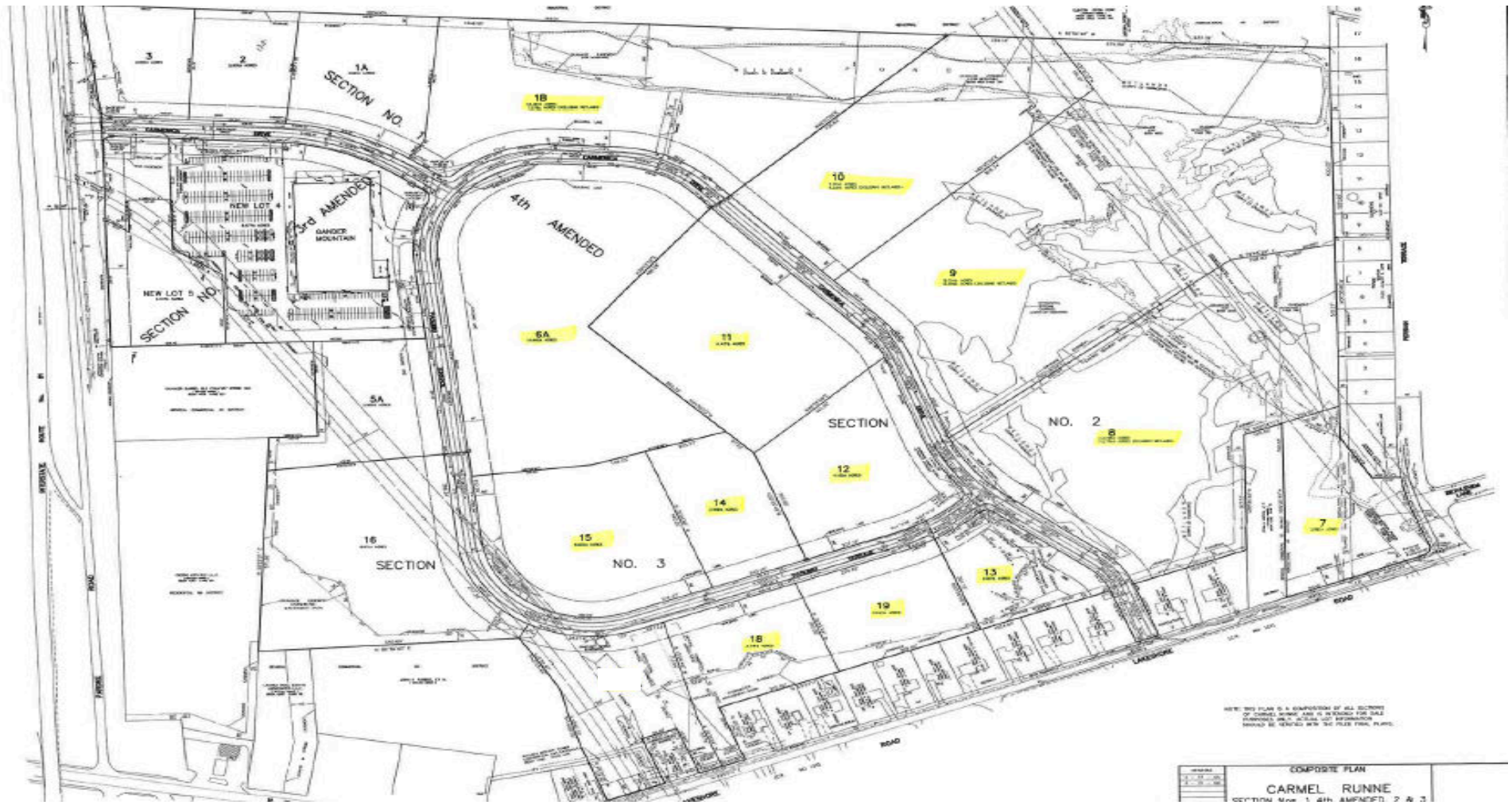


## Potential Development Plan





## Site Plan



All information contained herein is from sources deemed reliable and is submitted subjected to errors, omissions, changes in price or other conditions, prior sale, leasing without notice.  
Principals should not rely solely upon the information contained herein.



**FOR SALE | LAND**

Cicero, New York 13039

**Bart Feinberg**

Director of Brokerage  
Real Estate Associate Broker

Office: 315.218.1131 | Mobile: 315.447.8668  
[bfeinberg@suttoncos.com](mailto:bfeinberg@suttoncos.com) | [www.suttoncos.com](http://www.suttoncos.com)

**Kristen Nave**

Real Estate Salesperson

Office: 315.218.1114 | Mobile: 315.569.9907  
[knave@suttoncos.com](mailto:knave@suttoncos.com) | [www.suttoncos.com](http://www.suttoncos.com)

**Sutton Real Estate Company, LLC**

525 Plum Street, Suite 100 | Syracuse, NY 13204

Office: 315.424.1111

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



*All information contained herein is from sources deemed reliable and is submitted subjected to errors, omissions, changes in price or other conditions, prior sale, leasing without notice.  
Principals should not rely solely upon the information contained herein.*